

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting
City Hall Rotunda

10 E. Church Street, Bethlehem PA
Wednesday, August 26, 2020 @ 6:00 PM
for the purpose of hearing the following appeals:

Due to the COVID-19 Pandemic, all interested parties shall participate virtually.
The meeting can be accessed at <https://global.gotomeeting.com/join/214486917>, or via the
phone at: **+1 (872) 240-3212**, Access Code: **214-486-917**.

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or at Bethlehem City Hall,
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:
planninginfo@bethlehem-pa.gov

Messages must be received by 4:00 PM on Tuesday, August 25, 2020.

1. Continuation of 10-16 West Goepf Street (CID 208-004814, PID P6NE1A 4 8 0204)
2. 1820 Elm Street (CID 215-019662, PID N6SE2C 8 1 0204)
Appeal of Michael Snyder for Dimensional Variances to construct a shed and patio within the minimum rear yard setback, for the shed, 2' required, 4" proposed; for the patio, 20' required, 3' proposed (Sections 1306.01(a)(3), 1306.03(b), 1318.17(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 9,000 SF
RG – Medium Density Residential
Zoning District
3. 482 Elmhurst Avenue (CID 216-023816, PID P7 6 6H-3 0204)
Appeal of Oscar Lizardo for a Dimensional Variance to construct a pool within the minimum rear yard setback, 6' required, 3' proposed (Sections 1306.03(b)(4), 1322.03(yy)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 7,670 SF
RG – Medium Density Residential
Zoning District
4. 1400 East Fourth Street (CID 217-022304, PID P7SW1A 7 1 0204)
Appeal of Marian Yarteh for Use Variances to permit an Auto Repair Garage and Auto Sales (Sections 1305.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 23,040 SF
CL – Limited Commercial
Zoning District

5. 2105 Creek Road (CID 216-021596, PID Q7 9 6 0204)

Friedensville Road (CID 216-021729, PID Q7 9 7 0204)

Appeal of Abraham Atiyeh, on behalf of Creek Investors, LLC, and Exchange 9, LLC, for a Use Variance to permit Single-Family Semi-Detached Dwellings (also known as Twin Dwellings); construct eight, two-story, 4,912 SF dwellings and two, 2-story, 4,800 SF dwellings (Sections 1304.01(b)(1), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

2105 Creek Road: Irregular / 6.74 Acres

RR – Rural Residential

Friedensville Road: Irregular / 4.88 Acres

Zoning District

Craig D. Peiffer, AICP
Zoning Officer
Bureau of Planning and Zoning