

**ZONING HEARING BOARD OF BETHLEHEM TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA**

NOVEMBER 29, 2017

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE FOLLOWING APPELLANTS HAVE FILED AN APPEAL FOR A PUBLIC HEARING BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP OF BETHLEHEM. THE HEARING WILL BE HELD AT 6:30 PM ON WEDNESDAY, NOVEMBER 29, 2017 AT THE TOWNSHIP MUNICIPAL BUILDING, 4225 EASTON AVENUE, BETHLEHEM, PA 18020. THE MEETING, AMONG OTHER ISSUES, CONCERNS THE FOLLOWING ZONING APPEALS:

Appeal #10-2017 George Bickford, 3063 Ridon Court, Bethlehem Township, PA, seeks a dimensional variance from Section 275-49.C of the Bethlehem Township Codified Zoning Ordinance, as amended, regarding the lot line located at 3078 Ridon Court. Zoning Code requires an 80 foot minimum lot width at the minimum front yard setback line. The applicant proposes a 25 foot lot width. Therefore a 55 foot dimensional variance is being sought. The property is located within the Medium Density Residential Zoning District (MDR). The property maintains Northampton County Tax Parcel Identification number M7 SW2 12 9 0205.

Appeal #11-2017 Providence Real Estate Holdings, LLC, 1445 W Broad Street, Quakertown, PA, seeks variances from several sections of the Bethlehem Township Codified Zoning Ordinance, as amended, in order to establish a medical office building on the property located at Kings View Avenue & Freemansburg Avenue. The applicant seeks dimensional variances from Section 275 of the Bethlehem Township Codified Zoning Ordinance, as amended, for the following: Section 275-144.G(2) through (4) to reduce the required paved area setback from the right-of-way for the parking areas. Zoning Code requires a 25 foot paved area setback from the right-of-way. The applicant proposes a five foot paved area setback from the right-of-way. Therefore a 20 foot dimensional variance is being sought; Section 275-144.G(2) through (4) to place a fence within the 25 foot paved area setback from the right-of-way. Zoning Code does not allow fences within the 25 foot paved area setback from the right-of-way. The applicant

proposes a three foot paved area setback for a fence. Therefore a 22 foot dimensional variance is being sought; Section 275-171.C(1) to not comply with the sight distance triangle area requirement at the intersection. Zoning Code requires a 150 foot triangle area site distance from the intersection of such street center lines. The applicant proposes to use an alternate sight distance triangle based upon PennDOT sight distance criteria, allowed per Section 275-171C.(1)(e). Therefore a dimensional variance is being sought to allow the use of the PennDOT sight distance criteria; Section 275-171.D(1) and 275-144.A(5) to reduce the required buffer yard width. Zoning Code requires a 30 foot wide buffer yard. The applicant proposes a 22.5 foot or less buffer yard. Therefore a 7.5 foot or wider dimensional variance is being sought. The applicant seeks a variance from Section 275-146.B(2) of the Bethlehem Township Codified Zoning Ordinance, as amended, to locate the loading space in the drive aisle adjacent to the proposed long-term employee parking spaces. Zoning Code requires that proposed loading spaces are located separate from other parking and loading areas. Therefore a variance to locate the loading space in the drive aisle adjacent to the parking area is being sought. The property is located in the Medium Density Residential Zoning District (MDR) and the Neighborhood Enhancement Overlay District (NEOD). The property maintains Northampton County Tax Parcel Identification number M8 11 10H 0205.

All interested parties are invited to attend and be heard.

Nathan D. Jones, AICP

Zoning Officer

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