

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

LEGAL NOTICE

Pursuant to current orders issued by the Governor of Pennsylvania and guidelines issued by the Pennsylvania Legislature known as Act 15 of 2020, the Zoning Hearing Board of Bethlehem Township, Pennsylvania will be conducting Zoning Appeal Hearings by utilization of “Zoom” Video Conferencing, which Hearing Conference date is scheduled for Wednesday, April 28, 2021, commencing at 6:30 P.M. As a result, no public hearing will take place at the Township Municipal Office. Instead, Zoning Appeal Hearings by video conferencing will occur, and members of the public are invited and encouraged to participate. Interested parties may do so through the use of “Zoom” Video Conferencing, the procedure for which is outlined below.

The following Zoning Appeals shall be heard:

**Appeal 03-2021 is a CONTINUANCE of the appeal of Steven J. Inc.** concerning real estate located at 4011 Wilson Street, Bethlehem Township, Northampton County, Pennsylvania, brought before the Zoning Hearing Board of Bethlehem Township pursuant to Section 275-11 E (3) of the Bethlehem Township Zoning Code, which section of the Code grants unto the above Board the exclusive jurisdiction to hear and render final adjudications from the determination of the Zoning Officer, including, but not limited to the Zoning Officer’s issuance of any Cease-And-Desist Order, Enforcement Notice, or the refusal of the Zoning Officer to register any nonconforming use or structure.

The Zoning Officer has determined by formal Enforcement Notice of January 14, 2021, that Appellant Steven J. Inc. (hereinafter the “Appellant”) (a) has failed to acquire a permit for the construction of multiple structures (b) has failed to comply with the required site plan review process (c) continues to engage in the unauthorized operation and/or conduct of multiple businesses (d) continues to maintain structures the uses of which violate the uses permitted within the Conservation and Recreation Zoning District, (e) engages in on-site permanent occupancy of a recreational vehicle; and (f) engages in the keeping of animals in violation of the zoning ordinance.

The Appellant has requested a formal hearing, pursuant to Section 275-9. C. (2) of the Township Zoning Code, seeking (a) “determination that (its) uses are nonconforming, having preceded enactment of the ordinance”; (b) “determination that use(s) is/are permitted as of right as agricultural uses(s); (c) cessation of (the Zoning Officer’s) enforcement activities.

The real estate is located in the Conservation and Recreation Zoning District (CR). The real estate maintains Northampton County Tax Parcel Identification Number N7 15 7 0205, and is described at Northampton County Deed Book Volume 589 page 000118.

**Appeal 05-2021 of Viotia, LLC,** seeks a use variance from the Bethlehem Township Zoning Code in order to operate a dance school at 3201 Highfield Drive, Suite A, in Bethlehem Township, Pennsylvania. The variance sought is as follows: A variance from Section 275-64 which states the permitted-by-right uses in the Neighborhood Commercial zoning district. The applicant proposes to operate a dance school with proposed hours of operation of approximately 3:00 p.m. to 9:30 p.m. Monday through Friday. The real estate is located in the Neighborhood Commercial zoning district (NC). The real estate maintains Northampton County Tax Parcel Identification number M7NW2 13 10 0205, and is described at Northampton County Deed Book Volume 2020-1 page 314215.

**Appeal 06-2021 of Elizabeth Kaspurn and Thomas Herrity,** seeks a dimensional variance from the Bethlehem Township Zoning Code in order to construct an attached 12-ft x 16-ft sunroom on the rear of the single-family detached dwelling at 2450 13<sup>th</sup> Street, Bethlehem Township, Pennsylvania. The variance sought is as follows: A variance from Section 275-49.G.1 which requires a rear yard setback of 35 feet for principal

structures. The applicant proposes a rear yard setback of 27 feet for which a variance of 8 feet is sought. The real estate is located in the Medium Density Residential zoning district (MDR). The real estate maintains Northampton County Tax Parcel Identification number N7NE1 50 15 0205, and is described at Northampton County Deed Book Volume 2010-1 page 080513.

All supporting documents concerning these hearings are available for viewing as displayed upon the Bethlehem Township website [www.bethlehetownship.org](http://www.bethlehetownship.org). Individuals desirous of participating during the hearings by “Zoom” videoconferencing, including the Applicants and any third parties who may wish to present testimony and/or written evidence, are requested to use the Zoom platform outlined below to participate during the hearing. The protocol regarding preparation for and participation in the hearings is as follows:

1. Comments and exhibits from the Applicants and interested participants will be accepted via e-mail and regular mail at the Bethlehem Township municipal address noted below up to 5 days prior to the scheduled hearing. All comments and exhibits to be submitted by an Applicant or interested participants are to be identified by and accompanied with the participant’s name and address, and should reference the specific hearing by appeal number. Noncompliance with this procedure may at the option of the Zoning Hearing Board preclude acceptance of the comments and exhibits at time of the hearing. Access to the “Zoom” Video Conference is as follows:

Zoom Meeting # 860 9302 2876  
HTTPS: <https://us02web.zoom.us/j/86093022876>  
Dial in: 1 (267) 831-0333

2. If an interested participant is unable either to comply with or take part in the above “Zoom” Video Conferencing procedure, such a participant should contact the Bethlehem Township Zoning Administrator via email at [mlubitz@bethlehetownship.org](mailto:mlubitz@bethlehetownship.org) at least five (5) business days prior to the April 28, 2021 hearing, to establish an alternate means by which participation at time of the hearing may take place.

Matthew Lubitz  
Bethlehem Township Zoning Administrator  
Bethlehem Township Municipal Building  
4225 Easton Avenue, Bethlehem, PA 18020