

AGENDA
BOROUGH OF BANGOR
ZONING HEARING BOARD MEETING
WEDNESDAY, AUGUST 27, 2025 at 6:30 p.m.

I. CALL TO ORDER

II. PLEDGE TO THE FLAG

III. ROLL CALL

IV. STATUS OF APPLICATION #Z-25-05

- the type of application before the ZHB

-Type of Application: Variance

-Project: 18-unit Apartment Building

-Variance Requests: The applicant is requesting variances from the Bangor Borough Zoning Ordinance as follows:

Section 500.41 Permitted uses. B. Conditional uses. (1) Apartment building, provided that the following is included: (a) Fifty percent of the first floor of the building located along the street frontage shall be walk-in office or retail uses not associated with the operation of the residential portion (e.g., sales office, gym, etc.).

Section 500.42 Development standards. D. Side yard setback. Within the Town Center District, there shall be no side yard setback for buildings that share a party wall. The setback between buildings shall be 10 feet (five feet per each building) when not sharing a party wall.

Section 500.42 I. Minimum lot area per dwelling unit. The first dwelling unit proposed shall have a minimum lot area of 1,500 square feet. For every additional dwelling unit proposed, an additional 1,200 square feet of lot area shall be required. When calculating number of units, the total number of units shall be rounded down to the smaller number if the calculation produces insufficient minimum lot area for an additional unit.

Section 500.43 General requirements. C. Surface parking. 1) General surface parking standards. (c) Location of surface parking: [1] Where the applicant is to provide parking, it shall be located to the rear of the principal building or to the side (however, parking shall not be located between a building and the street). Parking shall be set back 10 feet from the legal right-of-way. [3] Off-street surface parking shall not extend more than 70 feet in width along any pedestrian street frontage.

Section 500.43 C. Surface parking. (3) Off-street parking requirements.

(c) Parking shall be required at 1.5 spaces per residential unit in an apartment building. This requirement may be fulfilled via a parking structure, surface parking that meets the above surface parking and interconnected parking area requirements of § 500.43C(1) and (2), via shared parking agreements, or any combination thereof approved by Borough Council.

-Property Owner: Victor and Andrea Balint
-Location: 16 Broadway, Bangor, PA 18013

- VI. PUBLIC HEARING:
-Open Hearing and turn Hearing over to Solicitor
- VII. PUBLIC COMMENT
- VIII. DECISION OR CONTINUATION OF HEARING
- IX. ADJOURNMENT