

AGENDA
BOROUGH OF BANGOR
ZONING HEARING BOARD MEETING
WEDNESDAY, OCTOBER 22, 2025 at 6:30 p.m.

I. CALL TO ORDER

II. PLEDGE TO THE FLAG

III. ROLL CALL

IV. STATUS OF APPLICATION #Z-25-06

- the type of application before the ZHB

-Type of Application: Variance

-Project: Conversion of a first floor commercial space into a residential dwelling unit.

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

§ 500.57. Permitted uses. A. By right permitted uses. The following uses are permitted by right, provided no drive-through facilities are proposed. (24) All uses permitted by-right in Section 500-5, TC Town Center District, or Section 500-4, NCR Neighborhood Commercial Residential District are permitted, provided that those uses not listed above in [Subsection A (1) through (22)] must conform to the dimensional and design standards of the district in which they are originally permitted by right and may not use the dimensional or design standards of this Gateway District.

§ 500.24. Permitted uses. A lot may be used for one or more of the following uses, in compliance with the standards and requirements contained in this article: B. Conditional uses. (1) Apartment buildings, provided that the following is included: (a) Twenty 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.).

§ 500.29. Design standards. B. Building design standards. Non-residential buildings and apartment buildings shall meet the following requirements: (b) Transparency: [1] The ground-floor front facades of buildings visible from the pedestrian view shall consist of a minimum of sixty-percent window area and a maximum of 75%, with views provided through these windows into the business and/or product display windows.

§ 500.30. Design review process. A. Applicability. (4) Design review is not required for repainting of surfaces or the repair, restoration or reconstruction of exterior design features where such work matches the

original construction in material and detail and such work maintains the outer dimensions and surface relationships of the existing structure. Design review is not required for the replacement of doors, windows or other transparent surfaces that currently exist, provided windows and transparent surfaces are not replaced with nontransparent materials and the surface area of the replacement door, window or other transparent surface does not exceed the dimensions of the existing feature by more than 10%.

-Property Owner: Zac Lytwyn

-Location: 415 S 1st Street, 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