



CITY OF BETHLEHEM

BUREAU OF PLANNING & ZONING

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Notice of Zoning Officer's Preliminary Opinion, pursuant to Pennsylvania's Municipalities Planning Code, Section 916.2.

Notice is given that BAHX, LLC of Cedar Knolls, NY has submitted a development plan and requested a Preliminary Opinion that the proposed development conforms to the requirements of the City Zoning Ordinance, for purpose of advancing "the date from which time for any challenge to the ordinance or map will run under section to [Pennsylvania's Municipalities Planning Code] section 914.1".

The tract of land is entirely located in the City of Bethlehem encompassing all or part of four (4) parcels:

2211 West Broad 641758456810 1

2235 West Broad 641758239955 1

2220 Florence 641758202273 1

2300 Hanover Avenue 641758045413 1

together totaling 6.1240 acres (266,761.4 SF), and each located in the CL (Limited Commercial) Zoning District.

The plan subject to the Preliminary Opinion is titled Zoning Plan, Proposed Development, 2220 Florence Avenue, City of Bethlehem, Lehigh County, Pennsylvania; bears a plan date of 8-20-2025 and logs two revisions but includes no revision date(s). The proposed development consists of 5 multifamily buildings, an accessory amenities/clubhouse building and required parking.

It is the preliminary opinion of the City of Bethlehem Zoning Officer that the Revised Plan, as submitted, complies with the City of Bethlehem Zoning Ordinance of 2012, as revised through August 21, 2023. This preliminary opinion of compliance is based upon, and limited to, the details provided in the Revised Plan.

Three paper copies of the submitted plan are on file and available for viewing at the Department of Community and Economic Development located on the first floor of Bethlehem City Hall, 10 E Church Street, Bethlehem, Pa. (hours 8:00 a.m. to 4:15 p.m. Monday, Tuesday, Thursday and Friday; and 8:00 a.m. to 12:30 p.m. Wednesday). Additionally, a digital copy is available for viewing on the City's Zoning Office website or direct internet address: <https://www.bethlehem-pa.gov/CityOfBethlehem/media/DCED-Media-Library/PlanningZoning/2220-Florence-Ave-Bethlehem-Zoning-Plan-Rev-093026.pdf>

Appeals to this Preliminary Opinion must be filed with the City in the form and timeframe (within 30 days from the date of 2nd publication of this notice) as prescribed by the PA Municipalities Planning Code sections 914.1 as referenced by 916.2.

Date of initial publication: November 19, 2025

Date of second publication: November 26, 2025