

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting  
**City Hall Rotunda**

**10 E. Church Street, Bethlehem PA**

**Wednesday, January 27, 2021 @ 6:00 PM**

for the purpose of hearing the following appeals:

**Due to the COVID-19 Pandemic, all interested parties shall participate virtually.**  
**The meeting can be accessed at <https://global.gotomeeting.com/join/344350997>, or via the**  
**phone at: [+1 \(408\) 650-3123](tel:+14086503123), Access Code: 344-350-997.**

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or at Bethlehem City Hall,  
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:  
[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)

Messages must be received by 4:00 PM on Tuesday, January 26, 2021.

1. Election of Officers.

2. 262 Ninth Avenue (CID 110-007233, PIN 642716941693 1)

Appeal of James Holzinger, Esq., on behalf of 262 Ninth Avenue, LLC, from the one-year limitation on approvals. The Zoning Hearing Board granted Variances to construct five multi-family dwelling units at their December 18, 2019 Hearing, with Written Decision dated January 31, 2020 (Sections 1324.06, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 90' x 131' / 11,790 SF

RT – High Density Residential  
Zoning District

3. 830 13<sup>th</sup> Avenue (CID 113-012768, PIN 642800403278 1)

Appeal of Abraham Atiyeh on behalf of Pennsylvania Venture Capital, Inc., from the one-year limitation on approvals. The Zoning Hearing Board granted Variances to convert an existing structure into 40 dwelling units at their January 8, 2020 Hearing, with Written Decision dated February 22, 2020 (Sections 1324.06, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 1.27 acres

LI – Light Industrial  
Zoning District

4. 402-404 Linden Street (CID 206-003777, PIN P6NE4B 6 10 0204)

Appeal of Bruno Silva on behalf of Bruno's Carpentry, Inc., to convert a Single-Family Detached Dwelling into a Two-Family Detached Dwelling, which requires Dimensional Variances for minimum tract size, 6,000 SF required, 2,940 SF existing, lot area per dwelling unit, 3,000 SF required, 1,470 SF proposed, and minimum lot width, 60' required, 49' existing; a Variance from Additional Requirements for Conversion: minimum 3,000 SF of habitable floor area, 3,153 SF existing, 2,165 SF proposed; and a Variance to reduce the off-street parking requirement, four spaces required, three spaces proposed (Sections 1304.01(b)(1), 1306.01(a)(4), 1319.01(a)(1)(i), 1322.03(o)(6), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 49' x 60' / 2,940 SF

RT – High Density Residential  
Zoning District

5. 1137 East Third Street (CID 205-003633, PIN P6NE3C 4 8C 0204)

Appeal of Tatiana Arolli on behalf of Silver Maple Enterprises, LLC, to convert the second floor of an accessory structure (garage) into a dwelling, which requires a Use Variance to permit a dwelling within an accessory structure, and subsequent Dimensional Variances for minimum tract size, 9,000 SF required, 2,204 SF existing, lot area per dwelling unit, 2,500 SF per dwelling unit required, 735 SF per dwelling unit proposed, and minimum lot width, 90' required, 19' existing, and a Variance to waive the off-street parking requirement, two additional spaces required, none proposed (Sections 1302.02, 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 19' x 116' / 2,204 SF

RT – High Density Residential  
Zoning District

6. 3010 Avenue B (CID 113-013214, PID 641848346352 1)

Appeal of Raymond Rambowski, on behalf of Spray-Tek, Inc., for a Dimensional Variance to construct a mechanical platform (100' in length, 29.5' in width at the west end, 38.8' in width at the east end and 18' in height to the top of the platform and 30' in height to the top of the equipment), partially into the side yard setback, 20' required, 11.6' and 4.8' proposed (Sections 1306.01(b)(6), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 4.8228 Acres

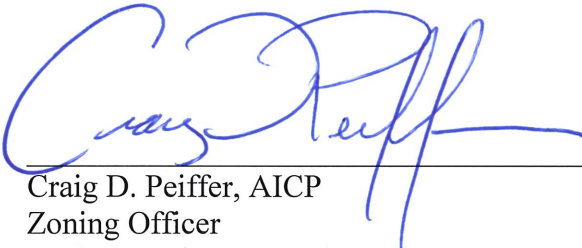
PI – Planned Industrial  
Zoning District

7. 408 North New Street (CID 206-003871, PID P6NE4A 6 4 0204)

Appeal of David and Wendy Thompson to construct a two-story accessory structure (garage and unit for care of relative), which requires Dimensional Variances to exceed the maximum building coverage, 35% permitted, 41% proposed, to construct an eave partially into the side yard setback, 2' required, 1' proposed, and to exceed maximum floor area, 1,000 SF permitted, 1,664 SF proposed (Sections 1306.01(a)(4), 1306.03(b)(d), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 60' x 128' / 7,680 SF

RT – High Density Residential  
Zoning District



Craig D. Peiffer, AICP  
Zoning Officer  
Bureau of Planning and Zoning