

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting  
**Wednesday, June 24, 2020 @ 6:00 PM**  
for the purpose of hearing the following appeals.

**\*THIS WILL BE A VIRTUAL MEETING\***

**Due to the COVID-19 Pandemic, we will not be meeting in-person.**  
The meeting can be accessed at <https://global.gotomeeting.com/join/220245533>, or via the  
phone at: +1 (312) 757-3121, Access Code: 220-245-533.

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning/Meetings/2020/ZONING-HEARING/ZHB-06-24-2020>, or after June 17, 2020, 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 3:00 PM on Wednesday, June 24, 2020.

1. 1949 Main Street (CID 214-017210, PID N6SE1A 2 3 0204)  
Appeal of Christine Ussler to construct an addition to a single family detached dwelling which requires a Dimensional Variance to reduce the side yard setback, 15' required, 8'-2" proposed (Sections 1306.01(a)(1), 1325.06, and all associated Variances, Special Exceptions, and Interpretations) .  
Record Lot: irregular / .81 acres  
RR – Rural Residential  
Zoning District
2. 402 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 three dwelling units, which requires Dimensional Variances for minimum tract size, 9,000 SF required, 2,940 SF proposed, lot area per dwelling unit, 2,500 SF required and 980 SF proposed, and minimum lot width, 90' required, 49' proposed; a Variance from Additional Requirements for Conversion: minimum 3,000 SF of habitable floor area, 2,668 SF existing; and Variances to reduce the off-street parking requirement, six required, one proposed, to eliminate the minimum side yard setback for a driveway, 2'-6" required, zero proposed and to waive the screening requirements for parking areas. (Sections 1304.01(b)(1), 1306.01(a)(4), 1311.08(e), 1319.01(a)(1)(ii), 1319.02(g)(4), 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
3. 129 East Goepf Street (CID 209-006026, PID P6NE1B 3 20 0204)  
Appeal of John Jansnicwicz on behalf of Vanessa Estates, LLC, to convert a single-family attached dwelling into two dwelling units, which requires Variances from Additional Requirements for Conversion: limited to a detached or semi-detached building, with a minimum 3,000 SF of habitable floor area, 1,648 SF existing; and a Variance to eliminate the off-street parking requirement, four required, zero proposed (Sections 1304.01(b)(1), 1319.01(a)(1)(ii), 1322.03(o)(6), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 20' x 100' / 2,000 SF  
RT – High Density Residential  
Zoning District

4. 517 Center Street (CID 207-023452, PID P6NE1C 19 1 0204E)

Appeal of Christ Church United Church of Christ and Bethlehem Emergency Shelter, Inc., to modify a condition of a Use Variance approved by the Zoning Hearing Board, with Decision dated December 29, 2017, which granted the operation of a homeless shelter from 5:00 PM to 7:00 AM from December 1<sup>st</sup> through March 31<sup>st</sup>. The modification is to extend the days of operation to November 1<sup>st</sup> through April 30<sup>th</sup>; the hours would remain as-is (Sections 1304.01(b)(3), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 180' x 233' / .9628 acres

RT – High Density Residential  
Zoning District



---

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