

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, May 27, 2026 @ 6:00 PM

The Meeting will be livestreamed for viewing purposes only on:
<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1.) 1431 Monocacy Street (CID# 214-017463 PID# N6SW3B 5 4 0204)

Appeal of Linda Villani and Davin Viegas for four dimensional variances to permit subdivision of an existing Single Family Detached Dwelling lot. 8000 SF minimum lot area required, 3900 SF proposed; 75' lot width required, 30' proposed; 25' front yard setback required, 14' proposed; and 25% maximum building coverage allowed, 31% proposed. (Sections 1306.01(a)2, 1325.06, and all associated variances, special exceptions and interpretations).

Tract Size: 7800 SF (.179 AC) RS Single Family Residential
60' x 130' Zoning District

2.) 1423 Maple Street (CID # 208-005199) (PID # N6SE4A 16 1 0204)

Applicants Jesse Chupella and Tom Cramer, on behalf of Indigo Investments, LLC appeal an interpretation of the zoning officer with regard to requirements of a previous decision rendered by the Zoning Hearing Board on September 17, 2025. (Sections 1324.01(a) & (c), 1325.05, 1325.06, 1325.11(a) & (b) and all associated variances, special exceptions and interpretations).

Tract Size: 12,016 SF (.2758 AC) RT-High Density Residential
100' x 120' (Irregular) Zoning District



David W. Taylor, Zoning Officer
Bureau of Planning and Zoning