

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, May 28, 2025 @ 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.) 1327 Catasauqua Rd (CID # 113-009590) (PID # 642804355819 1)**
Appeal of Angel Ortiz for a Special Exception to permit a Major Home Occupation (Barber) in a Single-Family Semi-Detached Dwelling. (Sections 1302.58(a), 1358(b)1, 1322.03(z), 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	3600 SF (.0826 AC 30' x 120'	RT-High Density Zoning District
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- 2.) 729 Mt. Airy Ave. (CID #113-011519) (PID #641789718244 1)**
Appeal of the Walter Menio Living Trust for an interpretation that ZO sec. 1318.03 regarding 'lot width' is not applicable to a proposed minor subdivision and proposed construction of a single family detached dwelling; in the alternative applicant requests a variance from the requirements of section 1318.03 which mandates "no principal building shall be erected on any part of a lot which has a width of less than is required". (Sections 1318.03, 1325.05, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	13905 SF (.32 AC) 90' x 177' Irregular	RT-High Density Zoning District
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- 3.) 1275 East 4th Street (CID # 217-022345) (PID # P7SW1A 3 10 0204)**
Appeal of David Ronca on Behalf of Macada Partners, 1275 E 4th LLC for an interpretation that 'river rock' meets the definition of 'hardscape' as listed in ZO sec.1318.26(d). Alternatively, applicant seeks a variance to permit 'river rock' as a ground cover in place of 'vegetative ground cover or hardscape' as defined by the City. (Sections 1318.26(d), 1325.05, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	7705 SF (.1769 AC) 67' x 115'	RT-High Density Zoning District
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- 4.) 1932 Mary Street (CID # 215-020590) (PID # N7SW1B 2 1 0204)**
Appeal of James Preston on behalf of Bethlehem Portfolio LLC for variances to increase the already non-conforming density of an existing Multi-Family Dwelling (**Lot Area Per Dwelling Unit:** 2500 SF required, 1799 SF existing, 1724 SF proposed) and to reduce the already non-conforming Parking per

Dwelling Unit ratio (**Parking Space per Dwelling Unit:** 1.5 required, 1.48 existing, 1.46 proposed).
(Sections 1306.01(a)4, 1319.01(a)(1)(ii), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 41370 SF (.9497 AC)
Irregular

RG-Medium Density
Zoning District

5.) 2966 Linden Street (CID #214-016686) (PID #M7SW4 22 15 0204)

Appeal of James Preston on behalf of RDD Apartments, LLC for a variance to permit a 6' high fence in a required front yard area, where only a maximum 4' fence is permitted. (Sections 1318.12, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 122839 Sqft (2.82 AC)
391' x 410' (Irregular)

CS- Shopping Center
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning