

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, July 23, 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.) 729 Mt. Airy Ave. (CID #113-011519) (PID #641789718244 1)**

Appeal of the Walter Menio Living Trust for an interpretation that ZO section 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).

**This is a continuance from the June 11, 2025 Zoning Hearing Board meeting.**

Tract Size:	13905 SF (.32 AC) 90' x 177' Irregular	RT-High Density Zoning District
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**2.) 10-16 W. Goepf (CID # 208-004814) (PID # P6NE1A 4 8 0204)**

Applicant Goepf Enterprises LLC seeks a Special Exception to permit the conversion of a non-conforming Commercial Storage use to non-conforming Crafts or Artisan's Studio (Photography) use and a variance for reduced off-street parking spaces (5 required, 2 proposed) for a non-residential use. (Sections 1305.01(b), 1319.01(a)(14), 1323.07, 1325.06, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	17,000 SF (.3903 AC) 113' x 120' (Irregular)	RT-High Density Zoning District
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**3.) 1348 E. 6<sup>th</sup> St. (CID # 217-022469) (PID # P7SW1A 14 15 0204)**

Applicant Adrian Sawh seeks a Special Exception and Variances to permit the continued use of an undocumented second dwelling unit on the 3<sup>rd</sup> floor of an existing Single-Family Detached

Dwelling, constituting a 'Conversion'. Dimensional variances: Tract Size, 6000 SF required, 2000 SF existing; Lot Area per Dwelling Unit, 3000 SF required, 1000 SF proposed; Side Yard, 4' required, 4' and 0' existing; Maximum Height, 2 ½ stories permitted, 3 stories existing; starting Habitable Floor Area, 3000 SF required, 2422 existing. Also a variance from required off-street parking spaces, 4 required, 0 proposed. (Sections 1306.01(a)4, 1319.01(a)(1), 1322.03(o)(6), 1325.06, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 2000 SF (.0459 AC)  
20' x 100'

RT-High Density  
Zoning District

**4.) 241 8<sup>th</sup> Avenue (CID # 110-007018) (PID # 642726027947 1)**

Applicant ABDA Properties on 8<sup>th</sup>, LLC seeks variances to facilitate the construction of a 6-unit, 3 story, multifamily dwelling. A dimensional variance for lot width, 90' required, 80' existing; and a variance to reduce buffer width adjacent to either side of the parking lot, 15' required, 10' proposed. (Sections 1306.01(a)4, 1318.23(a), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 10,480 SF (.2405 AC)  
80' x 131'

RT-High Density  
Zoning District



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David W. Taylor  
Zoning Officer  
Bureau of Planning and Zoning