

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Monday, December 1, 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.) 2966 Linden Street (CID# 214-016686) (PID# M7SW4 22 15 0204)

Appeal of Duane Wagner on behalf of RDD Apartments, LLC for a dimensional variance from required lot area per dwelling unit (2000 SF required, 1978 SF proposed) to permit the conversion of the existing model/rental office to an additional dwelling unit. (Sections 1302.41, 1306.01(b)4, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	122,839 SF (2.82 AC)	CS- Shopping Center
	391' x 410' (Irregular)	Zoning District

2.) 601 Apollo Drive (CID# 214-013342) (PID# M6SE3 6 29E 0204)

Appeal of Laurence Bradford and Andrew Guttormsen for a variance to permit a shower in a detached residential accessory building (pool house). (Sections 1302.2, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	35,284 SF (.81 AC)	RR- Rural Residential
	155' x 190' (approx.)	Zoning District

3.) 525 Barclay. (CID # 214-013461) (PID # N6 6 1B-63 0204)

Appeal of Jack E. and MaryAnne Jerrett for a variance to exceed the permitted building coverage on a residential lot in the Rural Residential zoning district by 449 SF (15% permitted, 17,1% proposed) in order to expand an existing Single-Family Detached Dwelling. (Sections 1302.22, 1306.01(a)1, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	21,344 SF (.49 AC)	RR- Rural Residential
	105' x 205'	Zoning District

- 4.) **714 Pawnee Street** **(CID# 201-000777) (PID# P6SW2C 15 7 0204)**
 718 Pawnee Street **(CID# 201-023847) (PID# P6SW2C 15 7 0204E)**

Appeal of St. John AME Congregation for dimensional variances to permit a minor subdivision placing an existing church building and associated parsonage each on their own lots: Lot Area (4000 SF required, 2477 SF proposed) and Lot Width (Place of Worship: 60' required, 55' proposed and Single-Family Detached Dwelling: 40' required, 25' proposed). (Secs. 1306.01(a)4, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size (total):	7932 SF (.1821 AC)	RT-High Density Residential
	80' x 99'	Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning