

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, September 23, 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.) 1427 Montrose Avenue (CID # 214-017603) (PID # N6SE4B 7 3 0204)

Appeal of Willy Peken and Siewe Ngassa for a special exception to permit a Major Home Occupation (Barber) in a single-family detached dwelling. (Sections 1302.58(a), 1304.01(b)(5), 1322.03(z), 1325.07 and all associated variances, special Exceptions, and interpretations).

Tract Size: 4472 SF (.1027 AC) RT-High Density Residential
52' x 86' Zoning District

2.) 1865 Cloverleaf Street (CID# 214-014492) (PID# N6SE2A 2 2 0204)

Appeal of Michael & Deidre Italiani for a dimensional variance to permit the enclosing of an existing roofed porch: 15' side yard required, 12' side yard proposed. (Sections 1302.69(g) and (i), 1306.01(a)2, 1318.07, 1318.15, 1318.18, 1325.05, 1325.06, and all associated variances, special exceptions and interpretations).

Tract Size: 19,720 SF (.4527 AC) RS- Single Family Residential
144' x 136 (Irregular) Zoning District

3.) 1521 Prospect Street (CID# 113-011863) (PID# 641797621837 1)

Appeal of Genevieve Macron for a special exception to permit a Major Home Occupation (Cooking Classes) in a detached accessory building and a variance to permit class sizes up to 10 people where 3 maximum are permitted. (Sections 1302.58, 1322.03(z), 1325.05, 1325.06, and all associated variances, special exceptions and interpretations).

Tract Size: 86,130 SF (1.977 AC) RS- Single Family Residential
174' x 495' Zoning District

4.) 518-522 Long Street (CID# 207-004281) (PID# P6NE1D 16 8 0204)

Appeal of Patricia Bizarro for a special exception to convert a legally non-conforming Retail Bakery use to a non-conforming Personal Service use. (Sections 1302.93, 1304.01(b), 1323.07, 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size: 4800 SF (.1102 AC)
80' x 60'

RT- High Density Residential
Zoning District

5.) 144 Moreland Avenue (CID# 214-017610) (PID# N6NE4 2A 7 0204)

Appeal of Kaitlin Bicknell for a variance to exceed the permitted building coverage on a residential lot in the Rural Residential zoning district by 625 SF (15% permitted, 18.16% proposed) for purpose of a 341 SF addition. (Sections 1302.22, 1306.01(a)1, 1325.06 and all associated variances, special exceptions, and interpretations).

Tract Size: 19,575 SF (.4494 AC)
145' x 135'

RR- Rural Residential
Zoning District



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