

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING  
Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting  
**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, May 12, 2021 @ 6:00 PM**  
for the purpose of hearing the following appeals:

**Due to the COVID-19 Pandemic, all interested parties shall participate virtually.**  
The meeting can be accessed at <https://global.gotomeeting.com/join/540584741>, or via the  
phone at: **+1 (571) 317-3112**, Access Code: **540-584-741**.

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or at Bethlehem City Hall,  
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:

[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)

Messages must be received by 4:00 PM on Tuesday, May 11, 2021.

1. 836 Linden Street (CID 209-006283, PIN P6NE1B 12 8 0204)

Appeal of Felicia Rodriguez for a Special Exception to convert one Non-Conforming Use, Artisan's Studio, into another Non-Conforming Use, Bakery (Sections 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	+/- 33' x 77' / 2,544 SF	RT – High Density Residential Zoning District
-------------	--------------------------	--

2. 3464 Linden Street (CID 214-016705, PIN M7 2 7B 0204)

Appeal of Andrew Budick on behalf of Action Rental Center, Inc. for a Special Exception to convert one Non-Conforming Use, Retail rental of residential equipment into another Non-Conforming Use, Retail rental of commercial and residential equipment with differing days and hours of operation (Sections 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:	Irregular / 14,500 SF	RG – Medium Density Residential Zoning District
-------------	-----------------------	--

3. 403 West Union Boulevard (CID 111-007957, PIN 642739928604 1)

409 West Union Boulevard (CID 111-007958, PIN 642739921631 1)

Appeal of Gary Gower, Jr. on behalf of G&L's Sign Factory for a Special Exception to convert one Non-Conforming Use, Manufacture and Retail sales of Concrete Products, into another Non-Conforming Use, Manufacture and Retail sales of Signs and Printing of other promotional products, and to install a projecting sign, which requires Variances to exceed the maximum projection, 3.5' permitted, 6' proposed for Option A & B and the maximum area, 8 SF permitted, 27.25 SF proposed for Option A and 25.65 SF proposed for Option B (Sections 1320.08(a)(11)(i)(ii), 1323.07, 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

403 Record Lot:	90' x 160' / 14,400 SF	RT – High Density Residential Zoning District
409 Record Lot:	<u>40' x 150' / 6,000 SF</u>	
Total:	130' x 310' / 20,400 SF	

4. 517 Seneca Street (CID 201-000885, PIN P6SW2A 1 2A 0204)

Appeal of Judith Yanacek for a Special Exception to convert a single-family dwelling into a three unit Multi-Family Structure (Sections 1304.01(b)(1), 1322.03(o), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 115' x 158' / 18,170 SF

RG – Medium Density Residential  
Zoning District

5. 1165-1167 East Third Street (CID 205-003645, PIN P6NE3C 5 6 0204)

Appeal of Sherry Li on behalf of LIBAIX, Ltd. to convert the first floor commercial space into two dwellings, thereby creating a four unit Multi-Family Structure, which requires Dimensional Variances for minimum tract size, 9,000 SF required, 6,100 SF existing, lot area per dwelling unit, 2,500 SF permitted, 1,525 SF proposed and minimum lot width, 90' required, 40' existing, and a Variance to reduce the off-street parking requirement, seven required, five proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 6,100 SF

RT – High Density Residential  
Zoning District

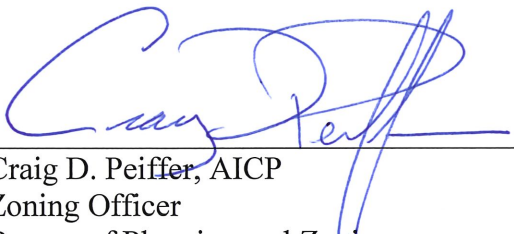
6. 125-127 West Fourth Street (CID 202-001298, PIN P6SE1A 18 13 0204)\*

Appeal of Larissa Woods and Luis Rivera to subdivide two commercial spaces into two dwellings, thereby maintaining two commercial spaces in the front and creating two dwelling units in the rear, which requires a Use Variance for two dwelling units (Sections 1305.01(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 120' / 4,800 SF

CB – Commercial Central Business  
Zoning District

**\*This Case has been continued to the May 26, 2021, Regular Meeting.**



---

Craig D. Peiffer, AICP  
Zoning Officer  
Bureau of Planning and Zoning