

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, May 11, 2022 @ 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.

Questions and comments may be submitted in advance of the hearing to:
planninginfo@bethlehem-pa.gov

Messages must be received by 4:00 PM on Monday, May 9, 2022.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 1101 East Fourth Street (CID 205-002948, PID P6SE2B 7 42 0204)*

Appeal of Shanique Harrison for a Special Exception to convert one non-conforming use, Office, into another non-conforming use, Personal Service-Salon (Sections 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 13,892 SF RT – High Density Residential
Zoning District

***This case has been withdrawn.**

2. 6 Hillmond Street (CID 214-015733, PID N6SE4A 5 1 0204)

Appeal of Michael Zeitner on behalf of the Bethlehem Volunteer Fireman's Home Association for a Special Exception to construct a 560 SF addition and a 560 SF deck, and a Variance to waive the additional required off-street parking, 33 spaces existing, 39 spaces required before expansion, 50 spaces required after expansion (Sections 1304.01(b)(3), 1319.01(a)(24), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 122' x 215' / 26,230 SF RT – High Density Residential
Zoning District

3. 413 East Third Street (217-022563, PID P6 2 2-14 0204E)

Appeal of John Callahan on behalf of Peron Development, LLC to construct a five story structure with first floor commercial and residential on the upper floors, which requires Dimensional Variances to reduce the front yard setback, 10' required, zero feet proposed, side yard setback, 10' required, zero feet proposed and rear yard setback, 10' required, zero feet proposed and to reduce the lot area per dwelling, 1,200 SF required, 338.7 SF proposed, or nine dwellings permitted, 35 proposed (Sections 1306.01(b)(10)(b), 1308.01(d)(1), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 11,855 SF IR-R – Industrial Redevelopment-
Residential Zoning District

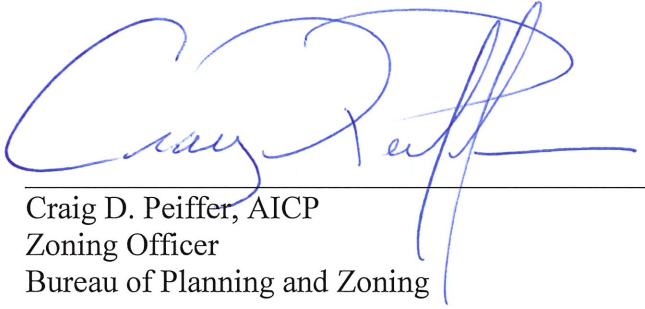
4. 251 East Church Street (CID 206-003736, PID P6NE4B 5 24 0204)

Appeal of Valerie Peters for a Variance to operate a Bed and Breakfast Inn within a Two-Family Detached Dwelling, or in the alternative, a Special Exception to operate a Bed and Breakfast Inn at

the subject property (Sections 1301.04, 1302.12, 1302.39, 1302.40, 1304.01(b)(2), 1322.03(g), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 30' x 180' / 5,400 SF

RT – High Density Residential
Zoning District



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