

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, July 24, 2024 @ 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. 2020 Worthington Ave. (CID 214-023422, PID N7NW4D 9 9 0204E)  
Appeal of Valerie Reinhardt on behalf of Pennsylvania Youth Theatre for a special exception to waive the minimum required off-street parking, zero spaces existing, 196 spaces were previously required for a place of worship, and 42 spaces are now required for a school/theater (Sections 1319.01(a)(1)(ii), 1319.01(a)31, 1319.02(b)(2), 1319.02(b)(6), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: Irregular / 27,830 SF RT – High Density Residential Zoning District
2. 1411-1435 Greenview Drive (CID 113-023260, PID 642804111751 1)  
Appeal of Dominic Villani on behalf of 1411 Greenview Associates LLC, to six (6) structures each containing four-unit single family attached dwelling units (aka townhouses). Applicant is seeking a dimensional variance to connect each structure with a utility shed between the structures to provide emergency access of shutoff valves for water suppression systems for each unit.; whereas any row or grouping shall not exceed a total combined building length of 120 feet, 240 feet is proposed (Sections 1306.01(a)Footnote(c), and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: Irregular / 100,188 SF RG – Medium Density Residential Zoning District
3. 251 Cherokee St. (CID 201-000292, PID P6SW2B 2 5 0204)  
Appeal of John Noble on behalf of NIP Wilbur LLC, who is seeking a use variance to convert an existing medical, and one (1) dwelling unit into a 7-room Hotel. The Applicant also seeks a dimensional variance to exceed the maximum allowable area for a free-standing sign, 8 SF permitted, 24 SF proposed and a dimensional variance to decrease the minimum setback between parking and the curb line, 15 feet required, 12 feet proposed (Sections 1304, 1320, 1319.02(b)(6)(g)(6), and all associated Variances, Special Exceptions, and Interpretations.)  
Record Lot: 55' x 120' / 6,600 SF RG- Medium Density Residential Zoning District

4. 1315 Lenox Ave. (CID 214-016454, PID N6SE4A 8 6 0204)

Appeal of Vito Spinelli on behalf of Avellino Holdings LLC, to demolish a single family detached dwelling and accessory garage and construct 2-family semi-detached dwellings, which requires a dimensional variance to reduce the minimum tract size, 6,000 SF required, 3,520 SF existing and to reduce the minimum lot area per dwelling unit, 3,000 SF required, 1,760 SF proposed (Sections 1306.01(a)(4), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 44' x 80' / 3,520 SF

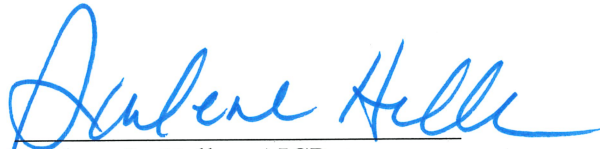
RT- High Density Residential  
Zoning District

5. 823 N. New St. (CID 209-006576, PID P6NE1A 9 11 0204)

Appeal of Lissa Dayoub to operate a Personal Service (Salon), which requires a Special Exception to convert one Non-Conforming use (Photography Studio), to another Non-Conforming use (Personal Service).

Record Lot: 40' x 54' / 2,160 SF

RT- High Density Residential  
Zoning District



Darlene L. Heller, AICP  
Acting Zoning Officer  
Bureau of Planning and Zoning