CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, November 18, 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.) 723 12th Avenue (**CID#** 113-012765) (**PID#** 642709502708 1)

Appeal of Dzuzada Nisic for a dimensional variance to permit a 5' side yard setback along the north property line, where 8' is required. (Sections1306.01(a)1, 1323.04(c), 1325.06, and all associated variances, special exceptions and interpretations).

Tract Size: 9150 SF (.21 AC)
60' x 152.5'
RS- Single Family Residential Zoning District

2.) 1935 West Broad Street (**CID#** 113-009349) (**PID#** 641778253622 1)

Appeal of Miguel Estrada and Keishla Bolling-Figuroa on behalf of Anna Michaels for a special exception to convert a legally non-conforming Retail/Office use to a non-conforming Personal Service (Barber) use. (Sections 1302.93, 1304.01(b), 1323.07, 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size 2033 SF (.0466 AC)
19.21' x 107' (irregular)
RT – High Density Residential Zoning District

3.) 1825 Budd Avenue (**CID #** 113-009449) (**PID #** 641786528493 1)

Appeal of Thomas Barker on behalf of JAMA Properties LLC for dimensional variances to permit the construction of two (2) single-family semi-detached dwelling units to the rear of a property already hosting a single-family detached dwelling: overall tract size, 14,500 SF required, 9633 SF existing; lot area per single-family detached dwelling, 6500 SF required, 3211 SF proposed; lot area per single-family semi-detached dwelling, 4000 SF required, 3211 SF proposed; rear yard setback, 30' required, 20' proposed. (Sections 1306.01(a)3, 1318.02, 1325.06 and all associated variances, special exceptions, and interpretations).

Tract Size: 9633 SF (.2211 AC)
74.1' x 130'
RG – Medium Density Residential Zoning District

4.) 623 Shields Street (CID #205-003450**) (PID #** P6SE2D 16 14A 0204**)**

Appeal of Robert Dandi for a use variance to convert a legally non-conforming private garage to a single family detached dwelling fronting on an alley and dimensional variances: lot area: 4000 SF required, 1600 SF existing; side yard, 4' required, 3' existing; rear yard, 20' required, 4.55' existing. (Sections 1302.05, 1306.01(a)4, 1323.07, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 1600 SF (.0367 AC) 40' x 40' — RT-High Density Residential Zoning District

5.) 817 Hayes Street (CID# 205-003126) **(PID#** P6SE3A 13 2 0204)

Appeal of Joseph N. and Catherine Biondo for dimensional variances to permit construction of a single family detached dwelling on a lot containing steep slopes. Lot area per dwelling in the RS district, 8000 SF required, 5600 SF existing; minimum lot area for projects disturbing slopes in excess of 35%, 10 acres required, .1286 acres existing. (Sections 1306.01(b)3, 1316.01(c)(1), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 5600 SF (.1286 AC) 40' x 140' — RS- Single Family Residential Zoning District



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