

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, April 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. 709 Yeates St. (CID 215-021508, PID P6NE2B 17 5 0204)

Appeal of property owner Joel Moyer to build a storage shed in the backyard of property 709 Yeates St. The required side yard setback is 15 feet, where the applicant is proposing an 8-foot side yard setback. This request requires a Dimensional Variance (Sections 1306.01(b)(7), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40x120 / 4,800 SF

LI – Light Industrial
Zoning District

2. 810 Monocacy St. (CID208-005094, PID P6NW2B 9 3 0204)

Appeal of Monocacy General Contractors LLC. to increase the previous relief granted by the Zoning Hearing Board 24 dwelling units to 25 dwelling units. Applicant seeks a dimensional variance of, required lot area 1,200 square feet per dwelling unit, proposed lot area 618 square feet per dwelling unit. (Section 1306.01.(b) 2, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular/ 15,456 SF

CL – Limited Commercial
Zoning District

3. 1708 Calypso Avenue (CID 113-009467, PID 641797012005 1)

Consideration of a Settlement Offer proffered by the Applicant to the Zoning Hearing Board; whereas the proposal has been modified to reduce the width of the dwelling from 34', (with equal 8' side yard setbacks) to 27', (with equal 11'-6" side yard setbacks). The Zoning Hearing Board initially heard the case at their October 25, 2023 Hearing, with Written Decision dated December 8, 2023; whereas the Board denied the appeal of David Ronca on behalf of Macada Partners, 1800 Calypso, LLC, for a Variance to develop a nonconforming lot and a Dimensional Variance for minimum lot width, 75' required, 50' proposed and separation of a nonconforming lot from an adjacent conforming lot in common ownership (Sections 1306.01(a)(2), 1323.12(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 50' x 140' / 7,000 SF

RS – Single-Family Residential
Zoning District

4. 1183-85 Mechanic St. (CID 205-003295, PID P6SE2B 4 4 0204)

Appeal of MJ Easton LLC, to construct a 4-unit multi-family dwelling (Apartments) on the property. Applicant is seeking dimensional variance relief in the following sections; Minimum tract size, 9,000 square feet required, 5,120 square feet existing. Minimum lot width, 90 feet required, 40 feet existing. Corner lots are considered to have two front yards as set forth in Section 1318.07. Variance request to Section 1306.01(a)(4), Minimum front yard setback (from Hobart Street), 10 feet required, 1 foot proposed. Minimum side yard setback, 17.5 feet required, 5 feet proposed. Minimum setback for a curb cut from an intersection, 25 feet required. Variance for Mechanic Street 21 feet 6 inches proposed. Applicant requests an interpretation from the corner setback requirement for Fortuna Street because it meets the definition of an alley. In the alternative, the variance for Fortuna Street is 16 feet 9 inches. (Sections 1306.01(a)(4), 1302.69(b), 1319.03(d), 1322.03(l)(7), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 5,120 SF

RT – High Density Residential
Zoning District

5. 1235 Pembroke Rd. (CID 215-020843, PID N7SW4D 2 1 0204)

Appeal of applicant Ahmed W. Akbar seeking special exception for a Change of Use from One Non-Conforming Use (Personal Service-Barber Shop) to Another Non-Conforming Use (Retail-Including Smoke Shop for Off Premise Consumption). (Sections 1323.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 6,095 SF

RT- High Density Residential
Zoning District

6. 1604 W. Broad St. (CID 113-009213, PID 641798441599 1)

Appeal of Reginald and Esmeralda Lewis, propose to construct 740 square feet detached accessory dwelling unit on the property where an accessory dwelling unit is not permitted. Rear yard setback, 20 feet required, and 4 feet proposed. Side yard setback, 4 feet required, 3 and 1 foot proposed. Applicant requests relief from the requirement that a detached building that is accessory to a dwelling shall not include cooking facilities, a shower or a bath tub, and shall not be used for overnight sleeping purposes. In addition, no new principal building shall have its frontage on an alley. (Sections 1302.18, 1302.05, 1304.01(b), 1306.01(a)(4), 1318.26, 1302.02, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 3,875 SF

RT- High Density Residential
Zoning District

Emanuel J. Machado
Zoning Officer
Bureau of Planning and Zoning