

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, June 25, 2025 @ 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.) 222 East Broad Street (CID# 207-004060) (PID# P6NE1C 17 1 0204)

Appeal of Aiden Henninger to convert a six room Boarding House and an apartment dwelling within one half of a former duplex structure into a three dwelling unit Multifamily Dwelling, which requires Dimensional Variances for minimum tract size, 9,000 SF required, 3,240 SF existing, lot area per dwelling unit, 2,500 SF permitted, 1,080 SF proposed and minimum lot width, 90' required, 30' existing; a Variance to waive the requirement of a principal commercial use on the front street level and a Special Exception to reduce the off-street parking requirement, six required, one proposed. (Sections 1305.01(a) footnote 1, 1306.01(a)(4)/1306.01(b)(2)(a), 1319.01(a)(1)(ii), 1319.02(b)(6), 1325.06, 1325.07, 1325.09 and all associated Variances, Special Exceptions, and Interpretations).

This is a re-hearing of previously granted relief (8/25/2021) which expired prior to commencement of work on the project,

Record Lot:	3,240 SF (.0743 AC) 30' x 108'	CL-Limited Commercial Zoning District
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2.) 1275 East 4th Street (CID # 217-022345) (PID # P7SW1A 3 10 0204)

Appeal of David Ronca on Behalf of Macada Partners, 1275 E 4th LLC for an interpretation that 'river rock' meets the definition of 'hardscape' as listed in ZO sec.1318.26(d). Alternatively, applicant seeks a variance to permit 'river rock' as a ground cover in place of 'vegetative ground cover or hardscape' as defined by the City. (Sections 1318.26(d), 1325.05, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	7705 SF (.1769 AC) 67' x 115'	RT-High Density Zoning District
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3.) 312 Hanover St. (CID# 110-007039) (PID# 642736986311 1)

Appeal of Dr. Ishtiaq Ali Saaem on behalf of Hanover Rauch LLC; applicant seeks an interpretation that the Zoning Officer has incorrectly applied Zoning Ordinance §1318.02 (Lot Area or Yard Required) to applicant's proposed site plan. (Sections 1306.01(a)(4), 1318.02, 1325.05 and all associated Variances, Special Exceptions, and Interpretations.)

Record Lot:	13,440 SF (.3085 AC) 60' x 224'	RT- High Density Residential Zoning District
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4.) 555 Pine Top Drive

(CID # 214-017916) (PID #M6SE2 3 11 0204)

Appeal of Mary and Robert Toczec for a dimensional variance from required rear yard setback (40' required, 36' proposed) to permit an approximate 32 SF intrusion into an irregularly shaped rear yard by an enclosed single-story porch. (Sections 1306.01(a)1, 1318.17(a), 1326.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 17280 SF (.3967 AC)
144' x 140, Irregular

RR-Rural Residential
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning