

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting

**City Hall Rotunda**

**10 E. Church Street, Bethlehem PA**

**Wednesday, March 24, 2021 @ 6:00 PM**

for the purpose of hearing the following appeals:

**Due to the COVID-19 Pandemic, all interested parties shall participate virtually.**

The meeting can be accessed at <https://global.gotomeeting.com/join/282369997>, or via the phone at: **+1 (872) 240-3212**, Access Code: 282-369-997.

Applications can be viewed at:

<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or at Bethlehem City Hall,  
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:

[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)

Messages must be received by 4:00 PM on Tuesday, March 23, 2021.

1. 230 East Morton Street (CID 203-001779, PIN P6SE1B 27 3 0204)

Appeal of Christopher Albright on behalf of Ethos Residential, LLC, to construct a 16'-4" x 16'-4" two-story addition and an 11'-0" x 16'-4" one story addition onto a single-family, semi-detached dwelling, which requires Dimensional Variances for maximum building coverage, 35% permitted, 35% existing and 50% proposed, and minimum side yard setback, 4' required, 3'-8" existing, 3'-8" proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 90' / 1,800 SF

RT – High Density Residential  
Zoning District

2. 232 East Morton Street (CID 203-001780, PIN P6SE1B 27 4 0204)\*

Appeal of Christopher Albright on behalf of Ethos Residential, LLC, to construct a 16'-4" x 16'-4" two-story addition and an 11'-0" x 16'-4" one story addition onto a single-family, semi-detached dwelling, which requires Dimensional Variances for maximum building coverage, 35% permitted, 35% existing and 50% proposed, and minimum side yard setback, 4' required, 3'-8" existing, 3'-8" proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 90' / 1,800 SF

RT – High Density Residential  
Zoning District

3. 708 East Fourth Street (CID 204-002235, PIN P6SE2A 20 4 0204)

Appeal of Santiago Martinez on behalf of FPS Developments, LLC to convert the first floor commercial space into two dwellings, thereby creating a three unit Multi-Family Structure, which requires a Use Variance to waive the requirement for a first floor front restaurant, retail or personal service use, and subsequent Dimensional Variances for minimum tract size, 9,000 SF required, 1,640 SF existing, lot area per dwelling unit, 2,500 SF permitted, 547 SF proposed and minimum lot width, 90' required, 20' existing, and a Variance to waive the off-street parking requirement, six required, none proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 86' / 1,640 SF

CL – Limited Commercial  
Zoning District

4. 1501 Elliott Avenue (CID 113-010374, PIN 641795893472 1)

Appeal of Nicholas Youssef to convert a detached structure (previously a non-conforming commercial office) into a dwelling, thereby creating two dwellings on the parcel, which requires Dimensional Variances for minimum tract size, 6,500 SF required, 6,000 SF existing and minimum lot width, 60' required, 50' existing (Sections 1306.01(a)(3), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 50' x 120' / 6,000 SF

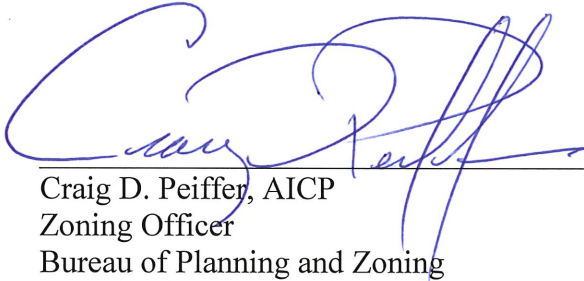
RG – Medium Density Residential  
Zoning District

5. 455 Barclay Drive (CID 214-013480, PID N6 6 1B-68 0204)

Appeal of Terry Capuano to construct a covered patio and install a shed, which requires a Dimensional Variance to exceed the maximum building coverage, 15% permitted, 17% proposed, or 3,071 SF permitted, 3,497 SF proposed (Sections 1306.01(a)(1), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular 20,473 SF

RR – Rural Residential  
Zoning District



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