

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, February 23, 2022 @ 6:00 PM**

**Due to the COVID-19 Pandemic, all parties shall wear a mask at all times while in City Hall.**

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.

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 Monday, February 21, 2022.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 1124 Linden Street (CID 209-006313, PID N6SE4C 6 10 0204)

Appeal of Heather McFadden on behalf of Morganelli Properties, LLC, for a Special Exception to convert one non-conforming use, Restaurant, into another non-conforming use, Office and a Special Exception to reduce the off-street parking, eight spaces required, two spaces existing and four spaces proposed (Sections 1319.01(a)(26), 1319.02(b)(6), 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 44' x 105' / 4,620 SF

RT – High Density Residential  
Zoning District

2. 709 Atlantic Street (CID 205-002728, PID P6SE2D 22 14 0204)

Appeal of Haojun Dana Sun Appeal to convert the former commercial space into a dwelling, thereby creating Two Single-Family Semi-Detached Dwellings, and to subdivide the parcel into two lots, which requires Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 5,600 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 2,800 SF proposed, or 1 dwelling permitted, 2 dwellings proposed and to reduce the minimum lot width, 60' total or 30' per dwelling required, 40' total or 20' per dwelling proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 140' / 5,600 SF

RT – High Density Residential  
Zoning District

3. 2897 Easton Avenue (CID 214-014983, PID N7NW2 32 8 0204)

Appeal of John Tallarico for a Use Variance to construct 54 Multi Family Dwellings within two three-story structures, which also requires Dimensional Variances to decrease lot area per dwelling, 8,000 SF required, 2,215 SF proposed, or 14 dwellings permitted, 54 proposed, to exceed maximum building height, 2.5 stories permitted, three stories proposed, to exceed the maximum building length, 180' permitted, 186' proposed and to encroach upon the minimum front yard setback, 50' required, 25' proposed (Sections 1304.01(b)(1), 1306.01(a)(2), 1322.03(II)(4), 1322.03(II)(7)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 108,682 SF

RS – Single Family Residential  
Zoning District

4. 130 West Goepp Street (CID 208-004832, PID P6NW2B 4 2 0204)

911 Orchard Street (CID 208-005213, PID P6NW2B 4 1 0204)

Appeal of Robert Smith on behalf of RJ Holdings, Inc., to construct 18 Multi-Family Dwellings within a three story structure, which requires a Variance to permit parking in the front yard and Dimensional Variances to exceed the maximum area for parking within the front yard, 50% permitted, 68% proposed and to decrease the minimum separation distance between dwellings and parking, 15' required, 7' proposed (Sections 1311.04(b), 1319.02(m), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

130 W. Goepp St.: Irregular / 18,580 SF

RT – High Density Residential

911 Orchard St.: 90' x 117' / 10,530 SF

Zoning District

Total Record Lot: 29,110 SF

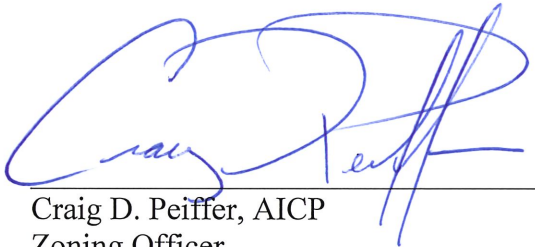
5. 251 East Church Street (CID 206-003736, PID P6NE4B 5 24 0204)

Appeal of Valerie Peters for a Variance to operate a Bed and Breakfast Inn within a Two-Family Detached Dwelling, or in the alternative, a Special Exception to operate a Bed and Breakfast Inn at the subject property (Sections 1301.04, 1302.12, 1302.39, 1302.40, 1304.01(b)(2), 1322.03(g), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 30' x 180' / 5,400 SF

RT – High Density Residential

Zoning District



Craig D. Peiffer, AICP

Zoning Officer

Bureau of Planning and Zoning