

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, March 27, 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. 3246 Linden Street (CID 214-016696, PID M7SW1 1 1 0204)

Appeal of Tuan Do to convert the existing accessory structure (attached garage) into a Retail Store to allow for the preparation of prepared foods for onsite retail sale, which requires a Use Variance (Sections 1304.01(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 18,125 SF RS – Single Family Residential  
Zoning District

2. 1401 High Street (CID 214-015695, PID N6SE4B 4 13 0204)

Appeal of Michelle Lasko to operate a Personal Service (Salon), which requires a Special Exception for re use of a corner lot, or in The Alternative, a special exception to convert one Non-Conformance use to another Non-Conformance use (Restaurant to Personal Service).

Record Lot: 10,920 SF RT – High Density Residential  
Zoning District

3. 1018 East 3<sup>rd</sup> Street (CID 205-003558, PID P6SE2A 8 2 0204)

Appeal of Joe Ruggiero on behalf of RIPEX, LLC, to convert the first floor commercial space into a dwelling and construct a second floor addition for a second dwelling, thereby creating a Two-Family Detached Dwelling, which requires Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 1,920 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 960 SF proposed, or 1 dwelling permitted, 2 dwellings proposed, to reduce the minimum side yard setback, 4' required, +/- 1' existing; and Variances to expand a non-conforming structure more than 50%, 100% proposed, or 247 SF permitted, 494 SF proposed, and to reduce the minimum off-street parking requirement, four spaces required, two proposed (Sections 1304.01(b)(1), 1306.01(a)(4), 1319.01(a)(1)(ii), 1323.04(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 1,920 SF RT – High Density Residential  
Zoning District

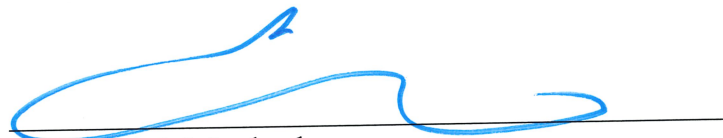
4. 1029-1031 East 3<sup>rd</sup> Street (CID 205-003605, PID P6NE3D 1 5 0204)

Appeal of Joe Ruggiero on behalf of RIPEX, LLC, to construct two single-family semi-detached dwellings (aka twins or duplexes), which requires Dimensional Variances to reduce the minimum tract size, 6,000 SF required, 3,428 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 1,714 SF proposed, or 1 dwelling permitted, 2 dwellings proposed, to reduce the minimum lot width, 60' required, 45'-6" existing, or 30' required, 22'-9" proposed, to reduce the minimum rear yard setback, 20' required, 19'-6" diminishing to 7'-0" proposed, and to reduce the minimum side yard setback, 4' required and 0' increasing to greater than 4'-0" proposed along the western lot line and a Variance to eliminate the minimum off-street parking requirement, four spaces required, none proposed (Sections 1306.01(a)(4), 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot:

Irregular / 3,428 SF

RT – High Density Residential  
Zoning District



Emanuel J. Machado

Zoning Officer

Bureau of Planning and Zoning