

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, July 22, 2026 @ 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.) 1503 East 6th Street (CID# 217-022542) (PID# P7SW1A 13 9 0204)

Appeal of Jose Plesencia for a special exception and dimensional variances (lot area: 2200 SF proposed, 6000 SF required; lot area per dwelling: 1100 SF proposed, 3000 SF required; lot width: 22' proposed, 60' required; side yard setback: 4' existing, 12' required; and habitable floor area: ~2200 SF existing, 3000 SF required) to permit a Conversion of an existing single family, semi-detached dwelling to a two family, semi-detached dwelling, and a parking variance to reduce off-street street parking requirements from 4 stalls required to 2 stalls proposed. (Sections 1302.40, 1304.01(b)(1), 1306.01(a)4, 1319.01(a)(1), 1322.03(o), 1325.06, 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size:	2200 SF (.0505 AC)	RT – High Density
	22' x 100'	Zoning District

2.) 2955 Linden Street (CID #214-063948) (PID # M6SE3 8 8D 0204)

Appeal of Linden Street Storage, LLC for a dimensional variance to reduce the required width of an on-site traffic lane: 24' required, 20' proposed. (Sections 1319.03(a)(4), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	33,356 SF (.7657 AC)	CS-Shopping Center
	40' x 248' Irregular	Zoning District

3.) 326 East Broad Street (CID #207-004075) (PID # P6NE2D 9 2 0204)

Appeal of Richard D. Bugunovich for a special exception to convert a non-conforming industrial use (medical device manufacturing) to a non-conforming residential use (apartment) in a front, street level

occupancy in the CL zoning district. (Sections 1302.73, 1305.01.b footnote 1, 1323.07, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 6900 SF (.177 AC)
30' x 230' Irregular

CL-Limited Commercial
Zoning District

A handwritten signature in blue ink, appearing to read 'David W. Taylor', written over a horizontal line.

David W. Taylor, Zoning Officer
Bureau of Planning and Zoning