

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday October 15, 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.) 3376 Linden Street (CID # 214-016700) (PID #M7 2 10 0204)

Issuance of a revised decision to the previously issued Nov. 8, 2024 written decision regarding the September 2024 Appeal of Monocacy General Contractors for a Special Exception to permit a second Non-Conforming Use (Construction Company or Tradesperson's Headquarters) to a parcel currently hosting an existing non-conforming use (Office, may include Medical Clinics). (Sections 1304.01(b), 1306.03, 1323.07, 1325.06, 1325.07 and all associated variances, special exceptions and interpretations)

Record Lot: 347' Frontage 74052 SF (1.7 AC) RG- Medium Density Residential
Zoning District

2.) 620 Ridge Street (CID #205-003380) (PID # P6SE2D 17 11 0204)
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Appeal of Robert Dandi for dimensional variances to merge two existing non-conforming residential lots into a single parcel and construct a side by side duplex: tract size (6000 SF required, 2380 SF existing); lot area per dwelling (3000 SF required, 1190 SF proposed); lot width (60' required, 33' proposed); rear yard setback (20' required, 10' proposed); side yard setback (4' required, 2.5' proposed). (Sections 1302.40(d), 1306.01(a)4, 1325.06 and all associated Variances, Special Exceptions, and Interpretations.)

Tract Size: 2310 SF (0.53 AC) RT-High Density Residential
33' x 70' (combined) Zoning District

3.) 1201 E 3rd Street (CID #205-003651) (PID # P6NE3C 6 37 0204)

Appeal of Lenore Mohr on behalf of Pure Light Properties, LLC for a Special Exception to locate a laundromat on a corner lot in the RT Zoning District. (Sections 1304.04, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 3700 SF (.0849 AC)
37' x 100'

RT-High Density Residential
Zoning District

4.) 2270 Woodlark Circle (CID # 214-018780) (PID # N6NE4 7 14B 0204)

Appeal of Michael Villani for a variance to exceed the permitted building coverage on a residential lot in the Rural Residential zoning district by 805 SF (15% permitted, 19.7% proposed) for purpose of a 25' x 32' addition. (Sections 1302.22, 1306.0a(a)1, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 17,010 SF (.3905 AC)
135' x 126' (Irregular)

RR-Rural Residential
Zoning District

5.) 436 1st Terrace. (CID #204-002203) (PID # P6SE4B 1 12 0204)

Appeal of Austin Siboni on behalf of 436 First Terrace, LLC, to expand a non-conforming Student Home, outside of the Student Housing and Student Home Overlay Zoning District, previously approved for four students, proposed for five students. Expansion of a lawful non-conforming use requires Special Exception for expansions greater than five percent and up to a maximum 50% percent of the total Floor Area measured in aggregate over the entire life of the non-conformity: 492 SF permitted, 328 SF Proposed. (Sections 1323.04, 1325.07, 1327.01 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 7200 SF (.1653 AC)
60' x 120'

RT-High Density Residential
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning