

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, September 17, 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.)     **230 West 3<sup>rd</sup> St.**                             **(CID # 202-001572) (PID # P6SW2B 8 3 0204)**  
          **232 West 3<sup>rd</sup> St.**                             **(CID # 202-001573) (PID # P6SW2B 8 2 0204)**

Applicant Church of the Nativity seeks a pair of Special Exceptions and a Variance to expand the number of dwelling units in two non-conforming residential properties located in the Central Business District. 230 West 3<sup>rd</sup> St., from an existing Two-Dwelling Unit property to a proposed Three-Dwelling Unit property. 232 West 3<sup>rd</sup> St., from an existing Single-Family Semi-Attached Dwelling to a proposed 3 Dwelling Unit Conversion. A variance is required for 232 West 3<sup>rd</sup> Street: 3000 SF of 'Habitable Floor Area' is required, 2957 SF of Habitable Floor Area existing.(Secs.1302.49, 1305.01.a, 1322.03(o), 1322.03(o)(6), 1325.06, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 230 W 3 <sup>rd</sup> St:	2112 SF	CB-Central Business
232 W 3 <sup>rd</sup> St.	6120 SF	Zoning District

- 2.)     **1423 Maple Street**                             **(CID # 208-005199) (PID # N6SE4A 16 1 0204)**

Applicants Jesse Chupella and Tom Cramer, on behalf of Indigo Investments, LLC, seek a dimensional variance to locate a Two-Family Detached Dwelling on a proposed lot with less than the required lot width (60' required, 42.6' proposed). (Sections 1302.40, 1306.01(a)4, 1325.06 and all associated Variances, Special Exceptions, and Interpretations.)

Tract Size:	12,016 SF (.2758 AC)	RT-High Density Residential
	100' x 120' (Irregular)	Zoning District

- 3.)     **1751 Johnston Drive**                             **(CID # 214-016038) (PID # M7SW4 9 11 0204)**

Appeal of Elizabeth Alonzo Peguero on behalf of Alberto Clases for a Special Exception to operate a Family Day Care in a single-family detached dwelling, which permits 7-12 children.

(Sections 1302.36, 1322.03(r), 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 10,450 SF (.2399 AC)  
94.66' x 110'

RS-Single-Family Residential  
Zoning District

**4.) 567 Hillside Ave. (CID# 204-002337) (PID# P6SE1C 10 5 0204)**

Appeal of Louis Intile on behalf of Fifth Street Hillside, LLC; applicant seeks a dimensional variance to locate two Single-Family Semi-Detached Dwellings (Twin) on a proposed lot with less than the required lot width (30' per [dwelling] unit required, 20' per [dwelling] unit proposed) and a variance to permit 'stacked parking' on a lot containing more than a one-family dwelling, or an interpretation that section 1319.03(b) is not applicable to this proposal. (Sections 1302.40(c), 1306.01(a)4, 1319.03(b), 1325.06 and all associated Variances, Special Exceptions, and Interpretations.)

Record Lot: 6000 SF (.1377 AC)  
40' x 150'

RT- High Density Residential &  
SH- Student Housing Overlay  
Zoning Districts



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David W. Taylor  
Zoning Officer  
Bureau of Planning and Zoning