

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, April 8, 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.) 28 West Elizabeth Avenue (CID # 214-015097) (PID # N6SE4A 10 19 0204)

Appeal of Gilbert Bouhana for a special exception, dimensional variances (lot area: 5600 SF proposed, 6000 SF required; lot area per dwelling: 2800 SF proposed, 3000 SF required; lot width: 40' proposed, 60' required; existing habitable space: 2960 SF proposed, 3000 SF required) and a parking variance to allow stacked parking, to permit a Conversion of an existing single family detached dwelling to a two family detached dwelling. (Sections 1302.40, 1304.01(b)(1), 1319.03(b), 1322.03(o), 1325.06, 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size: 5,600 SF (.1286 AC) RT-High Density Residential
40' x 140' Zoning District

2.) 506 Jackson Street (CID #204-002364) (PID # P6SE2D 9 19A 0204)

Appeal of Jeffrey Frederick for a dimensional variance to permit an in-fill addition to a non-conforming (residential) structure. Side yard setback: 3' required, less than 1' proposed. (Sections 1302.92, 1304.01(1), 1323.04(d)(5), 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size: 29,652 SF (.6807 AC) RT-High Density Residential
139.92 x 211.9 (irregular) Zoning District

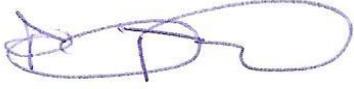
3.) 1800 Calypso Avenue (CID# 113-009469) (PID# 641787816084 1)
1804 Calypso Avenue (CID# 113-009468) (PID# 641787717043 1)

Appeal of David Ronca on behalf of Macada Partners 1800 Calypso LLC for a use variance to construct 3 sets of Single Family Semi-Detached Dwelling units (also known as Twin Dwellings) in the RS (Single Family) zoning district, and an interpretation to determine if the setbacks referenced in 1306.01(a)(2) as required by 1306.07 are applicable, and if so applicant

seeks a dimensional variance proposing 10' side yard setbacks. (Sections 1302.40, 1303.07(c), 1304.01(b)(1), 1306.01(a)2, 1306.07, 1325.06 and all associated variances, special exceptions, and interpretations).

Tract Size: 25,200 SF (0.0216 AC)
 140' x 180'

RT- High Density Residential
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning