

**CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING**

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, November 19, 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.) 823 North New Street (CID# 209-006576) (PID# P6NE1A 9 11 0204)

Appeal of Lissa Dayoub for a Special Exception to convert one nonconforming use, Photography Studio, to another Non-Conforming use, Personal Service-Eye Lash and Brow Salon (Sections 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 40' x 54' / 2,160 SF RT- High Density Residential Zoning District

2.) 277 Mars Court (CID# 214-017307) (PID# M6SE4 7 15-35 0204)

Appeal of Abraham J. Assad for two Dimensional Variances to facilitate the construction of a residential addition and front porch roof extension: Building Coverage (15% permitted, 15.15% existing, 25.67% proposed) and Rear Yard Setback (40' required, 37' proposed) to permit a 15 SF encroachment into a rear yard. (Sections 1302.22, 1306.01(a)1., 1318.17(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 2,160 SF (.1538 AC) RR- Rural Residential
Irregular Zoning District

3.) 436 1st Terrace. (CID #204-002203) (PID # P6SE4B 1 12 0204)

Appeal of Austin Siboni on behalf of 436 First Terrace, LLC, for an Interpretation that subject property retains a vested nonconforming Student Housing use; alternatively, if the Board determines the nonconforming status has lapsed, applicant seeks a variance to permit a Student Housing use outside of the Student Housing and Student Home Overlay Zoning District. Applicant further requests Special Exception approval to expand a non-conforming Student Home in order to accommodate 5 total students; expansion of a lawful non-conforming use requires a Special Exception for expansions greater than 5% and up to a maximum 50% of the total Floor Area measured in aggregate over the entire life of the non-conformity: 492 SF permitted, 328 SF Proposed. (Sections 1302.48, 1302.131, 1323.03, 1323.04, 1323.06, 1325.05

1325.06, 1325.07, 1327.01(c) and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 7200 SF (.1653 AC)
60' x 120' RT-High Density Residential
Zoning District

4.) 241 8th Avenue (CID# 215-020511) (PID# N6SE3A 9 5 0204)

Appeal of D. Martin Zawarski on behalf of ABDA Properties on 8th, LLC for a Dimensional Variance (Lot Width: 90' required, 80' existing) to facilitate the construction of a 4-unit, 2 story, multifamily dwelling. (Secs. 1302.40(f), 1306.01(a)4, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 10,480 SF (.2405 AC)
80' x 131' RT-High Density Residential
Zoning District

5.) 1224 Eaton Avenue (CID# 113-010139) (PID# 642802745755 1)

Appeal of Abe Atiyeh on behalf of PAJ Venture LP for three Dimensional Variances to permit the construction of 6 Single-Family Attached Dwellings on a lot hosting an existing Single Family Detached Dwelling. Total lot area per all dwellings (30,500 SF required, 25,897 SF existing); width of a two-way parking aisle (24' required, 20' and 21.2' feet proposed); and Driveway Setback from a residential property line when in a front yard (2.5' required, 2' proposed). (Secs. 1302.40(c), 1306.01(a)3, 1318.02, 1319.02(g)(4), 1319.03(a)(4), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 28,663 SF (.658 AC) [per Lehigh Conty] RG-Medium Density Residential
83.2' x 311' Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning