

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, March 25, 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.) 2229 Vista Drive (CID # 113-013092) (PID # 641845304505 1)

Appeal of Angola Valerio on behalf of Ismael Matos Ayala for a special exception to operate a Family Day Care in a single-family detached dwelling, which permits 4-6 children. (Sections 1302.36, 1304.01(b)(5), 1322.03(r), 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 7995 SF (.1835 AC) RS-Single-Family Residential
65' x 115' (irregular) Zoning District

2.) 623 West Union Blvd, Suite 1-D (CID #112-008831) (PID # 642729928362 1)

Appeal of Tiffany Young-Poindexter for a special exception to convert a legally non-conforming Business Office space to a non-conforming Personal Service (Massage and Body Works) use. (Sections 1302.93, 1304.01(b), 1323.07, 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.) 210 West Broad Street (CID# 111-007503) (PID# 642748647987 1)

Appeal of John Lee on behalf of Lee Architectural Associates for dimensional and parking variances to permit a 2.5 story, mixed use, Multi-Family Dwelling with 1 Commercial Space and 3 Residential Dwelling Units (Lot Area per Dwelling Unit: 2500 SF required, 1125 SF proposed; Minimum Tract Area: 9000 SF required, 3375 SF existing; Side Yard Setback: 15' required, 4' (east) and 0' (west) existing; Lot Width: 90' required, 22.5' existing; and Off Street Parking: 7 parking Spaces required, 6 proposed). (Sections 1302.40(f), 1302.41, 1305.01(a) footnote 1,

1306.01(a)4, 1306.01(b)2, 1319.01(a)(1)(ii), 1319.01(1)(26), 1325.06 and all associated Variances, Special Exceptions, and Interpretations.)

Tract Size: 3375 SF (0.0774 AC) CL- Limited Commercial Residential
22.5' x 150' Zoning District

4.) 436 1st Terrace (CONTINUED) (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) RT-High Density Residential
60' x 120' Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning