

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting
City Hall Rotunda

10 E. Church Street, Bethlehem PA
Wednesday, May 26, 2021 @ 6:00 PM
for the purpose of hearing the following appeals:

Due to the COVID-19 Pandemic, all interested parties shall participate virtually.
The meeting can be accessed at <https://global.gotomeeting.com/join/123864277>, or via the phone at:
[+1 \(646\) 749-3122](tel:+16467493122), Access Code: 123-864-277.

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or at Bethlehem City Hall,
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:

planninginfo@bethlehem-pa.gov

Messages must be received by 4:00 PM on Tuesday, May 25, 2021.

1. 125-127 West Fourth Street (CID 202-001298, PIN P6SE1A 18 13 0204)
Appeal of Larissa Woods and Luis Rivera to subdivide two commercial spaces into two dwellings, thereby maintaining two commercial spaces in the front and creating two dwelling units in the rear, which requires a Use Variance for two dwelling units (Sections 1305.01(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 120' / 4,800 SF CB – Commercial Central Business Zoning District

2. 1704 Jennings Street (CID 215-020072, PID N6SE2C 9 5 0204)
Appeal of Michael Jacobs for a Dimensional Variance to construct a pool within the yard setback, 20' required, 10' proposed (Sections 1306.01(a)(3), 1318.07, 1322.03(yy)(1), and all associated Variances, Special Exceptions, and Interpretations).

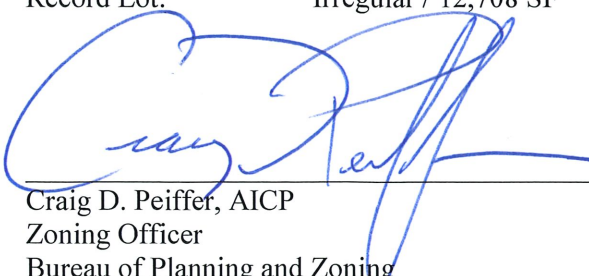
Record Lot: 63' x 112' / 7,056 SF RG – Medium Density Residential Zoning District

3. 246 East Union Boulevard (CID 209-006754, PID P6NE1B 23 9 0204)
Appeal of Brandon Levano for a Special Exception to operate a Bed and Breakfast and a Variance to reduce the off-street parking requirement, three required, two existing (Sections 1304.01(b)(2), 1319.01(a)(5), 1322.03(g), and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 20' x 102' / 2,040 SF RT – High Density Residential Zoning District

4. 1002 Evans Street (CID 205-002775, PID P6SE2A 15 1 0204)
Appeal of Pat Ruggiero on behalf of Ruggonz, LLC, to convert the former two-story, 10,642 SF Warehouse into 13 Multi-Family Dwellings, which requires a Dimensional Variance for lot area per dwelling unit, 2,500 SF permitted, 977 SF proposed, or 5 dwellings permitted, 13 proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 12,708 SF RT – High Density Residential Zoning District



Craig D. Peiffer, AICP
Zoning Officer
Bureau of Planning and Zoning