

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, September 25 2024 @ 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. 3235 Linden Street (CID 214-023159 PID: M7 1 9 0204E)  
Appeal of First Baptist Church seeking two (2) variances to permit construction of a 2400 SF Accessory Building. The first variance requests maximum building coverage of 33% (15% is permitted, but a non-conforming 31% exists) and the second to permit an accessory building exceeding 1000 SF area in a Residential Zoning District. (Sections 1306.01(a)(1), 1306.03, 1323.04, 1323.07, 1325.06 and all associated variances, special exceptions and interpretations).  
Record Lot: 347' Frontage 74052 SF (1.7 AC) RR- Rural Residential Zoning District
2. 1612 Elliot Avenue (CID 113-010358 PID: 641796318066 1)  
Appeal of Jama Properties LLC for two dimensional variances to permit subdivision of an existing Single Family Detached Dwelling Lot. 60' lot width is required; applicant requests a width of 50'. 6500 sqft. of lot area is required; applicant requests 6000 sqft. lot area. (Sections 1306.01(a)3, 1325.06 and all associated variances, special exceptions and interpretations).  
Record Lot: 100' X 120' 12000 SF RG- Medium Density Residential Zoning District
3. 246-248 8<sup>th</sup> Avenue (CID: 110-006997 PID: 642726225964 1)  
110-006998 642726235262 1  
Appeal of Moufid Rizk for a Dimensional Variance request to permit two lots with less than the required lot area for proposed use in the RT, High Density Residential Zoning District. (Sections 1306.01(a)4, 1323.12, 1325.06 and all associated variances, special exceptions and interpretations).  
Record Lot: 40' x 100'+/- 3992 SF RT- High Density Residential Zoning District
4. 28 E North Street (CID 207-004462 PID: P6NE1D 5 3 0204)  
Appeal of Peter Cooper for a Special Exception to Operate a Major Home Occupation, Personal Services: Software Development and installation of sensor devices on client owned bicycles. (Sections 1302.58, 1304.01(b), 1323.03(z), 1325.07, 1325.08 and all associated variances, special exceptions and interpretations).  
Record Lot: 30' x 185'/5550 SF RT- High Density Residential Zoning District

5. 3376 Linden Street

(CID 214-016700 PID: M7 2 10 0204)

Appeal of Monocacy General Contractors for a Special Exception to permit a second Non-Conforming Use (Construction Company or Tradesperson's Headquarters) to a parcel currently hosting an existing non-conforming use (Office, may include Medical Clinics), as well as adding an accessory 36' x36' 2-car garage/storage building, and a Dimensional Variance to permit an accessory building exceeding 1000 SF area in a Residential Zoning District. (Sections 1304.01(b), 1306.03, 1323.07, 1325.06, 1325.07 and all associated variances, special exceptions and interpretations).

A prior Variance application was approved in calendar year 2014.

Record Lot: 347' Frontage 74052 SF (1.7 AC)

RG- Medium Density Residential

Zoning District



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David W. Taylor

Zoning Officer

Bureau of Planning and Zoning