

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, June 10, 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.) 436 1<sup>st</sup> 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)  
60' x 120'

RT-High Density Residential  
Zoning District

**2.) 867 E Macada Rd (CID# 214-017017) (PID# M6SE3 6 22 0204)**

Applicants Clifford and Jane Cummings appeal a determination of the Zoning Officer that a proposed second dwelling unit located in a detached accessory structure is not permitted. Alternatively, applicants request a variance to permit a second dwelling unit in a detached accessory building. (Sections 1302.02, 1302.40(a), 1302.41, 1306.01(a)4, 1318.02, 1325.05, 1325.06 and all associated variances, special exceptions and interpretations).

Tract Size: 55,757 SF (1.28 AC)  
182' x 310'

RR – Rural Residential  
Zoning District



David W. Taylor, Zoning Officer  
Bureau of Planning and Zoning