

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, March 11, 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.) 122 E. Goepp St. (CID #209-005935) (PID # P6NE1B 9 1 0204)**

Appeal of Michael Cox (on behalf of ERE Reserves LLC) for a Special Exception to formalize an existing two dwelling unit residential conversion and to permit creation of a third dwelling unit. (§§ 1304.01(b)(1), 1322.0 3(o), 1325.07 and all associated Variances, Special Exceptions, and Interpretations)

Tract Size: 9900 SF RT High Density  
60' x 165' Zoning District

**2.) 3200 Commerce Center Blvd (CID # 216-021727) (PID # P7 15 2B 0704)**

Appeal of Maria L. Espinal to modify conditions of relief previously granted by the City Zoning Hearing Board (written decision date Oct. 6, 2023) to revise permitted operating hours: 11:00 a.m. to 2:30 p.m. previously granted; Monday – Friday, 7:00 am. To 4:00 p.m., and Saturday 7:00 a.m.-2:00 p.m. requested. (§§ 1305.01.b, 1325.06(d) and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 18.27 Acres IN- Industrial  
Irregular Zoning District

**3.) 1420 & 1490 8<sup>th</sup> Ave. (CID #'s 113-023853 & 113-064640)  
(PID #'s 642821280375 1 & 642822114947 1)**

Appeal of Lehigh Valley Health Network, Inc. for variances to permit wall signage, on Tower Place lots 1 & 2, higher than the permitted 25 feet above grade, and to permit one monument sign on each lot larger than the permitted 50 SF (166.5 SF and 92 SF proposed). (§§ 1320.09(a)(2)(i), 1320.09(a)(3)(iii), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 6.46 Acres OMU- Office, Mixed Use  
375' x 701' (approx.) Zoning District

**4.) 802 Spring Street**

**(CID #112-008752)**

**(PID # 642726477584 1)**

Appeal of Alexander Pirro (on behalf of 802 Spring St LLC) for a Special Exception to permit the conversion of a non-conforming Deli/Restaurant use to a non-conforming Retail Bakery. (§§ 1304.04, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 8301 SF  
70' x 120' (Irreg)

RT- High Density  
Zoning District

**5.) 55 E. Elizabeth Avenue**

**(CID #214-015068)**

**(PID # N6SE4A 13 3 0204)**

Appeal of BM Realty, Inc. for use and dimensional variances to convert a legally conforming mixed-use building (1<sup>st</sup> floor commercial use, 2<sup>nd</sup> floor residential use) on a minor arterial road to a 'not permitted' Two Family Semi-Detached Dwelling on a lot with less than the required lot width (45' required, 30' proposed) and lot area per dwelling (2500 SF required, 2400 SF proposed). (§§1305.01.a, 1306.01(a)4, 1306.01(b)2.a, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 4800 SF  
30' x 160'

CL- Limited Commercial  
Zoning District



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David W. Taylor  
Zoning Officer  
Bureau of Planning and Zoning