

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Monday, November 13, 2023 @ 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. 920 North New Street (CID 209-006515, PID P6NE1A 5 15 0204)
Appeal of Dr. Gene Tunney on behalf of New Street Dental for a Dimensional Variance to exceed the maximum allowable area for a free-standing sign, 8 SF permitted, 16 SF proposed (Sections 1320.08(a)(3), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 8,112 SF RT – High Density Residential
Zoning District
2. 546 Bradley Street (CID 201-000098, PID P6SW2C 19 14 0204)
Appeal of Manny Makhoul on behalf of State Holding Company, to construct a single-family detached dwelling, which requires Variances to orient the structure to front on an alley and to reduce the minimum required off-street parking, two spaces required, one space proposed, and a Dimensional Variance to reduce the minimum tract size, 4,000 SF required, 2,341 SF existing (Sections 1302.05, 1306.01(a)(4), 1319.01(a)(1)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 2,341 SF RT – High Density Residential
Zoning District
3. 2121 City Line Road (CID 113-013199, PID 641848483359 1)
Appeal of Ken Padgett, Mid-Atlantic Permitting Services, LLC, on behalf of UGI Corporation, Lehigh Division, for a Dimensional Variance to exceed the maximum height for a wall sign, 25' permitted, 29'-6" proposed (Sections 1320.10(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: Irregular / 13.282 Acres PI – Planned Industrial
Zoning District
4. 2038 Ridgelawn Avenue (CID 113-012040, PID 641852823835 1)
Appeal of Terry Lee and Joanne Marie Ritter for Dimensional Variances to construct an attached garage within the minimum side yard setback, 8' required, 3'-6" proposed, minimum rear yard setback, 35' required, 22'-8" proposed and to exceed maximum building coverage, 25% permitted, 27% proposed (Sections 1302.02, 1306.01(a)(2), 1323.04(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 60' x 100' / 6,000 SF RS – Single Family Residential
Zoning District

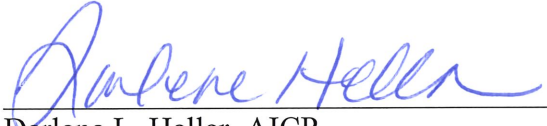
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5. 1275 East Fourth Street (CID 217-022345, PID P7SW1A 3 10 0204)

Appeal of David Ronca on behalf of Macada Partners, 1275 E 4th, LLC, for a Variance to eliminate the clear sight triangles (Sections 1318.06(b), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 67' x 115' / 7,705 SF

RT – High Density Residential
Zoning District



Darlene L. Heller, AICP
Planning Director / Acting Zoning Officer
Bureau of Planning and Zoning