CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, April 22, 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.) 370 11th Avenue (CID # 113-010309**) (PID #** 642717129974 1**)**

Appeal of Shimer Gardens, LLC of a determination of the Zoning Officer that the subject property is a Single Family Dwelling with an accessory Unit for Care of a Relative; applicant believes the property is a non-conforming Two-Family Dwelling; alternatively, applicant seeks a variance to permit the property to be utilized as a Two-Family Detached Dwelling (Sections 1302.02, 1302.40, 1302.93, 1302.146, 1304.02, 1323.03, 1325.05, 1325.06 and all associated variances, special exceptions, and interpretations).

Tract Size: 48,473 SF (1.1128 AC)
170' x 281'
RS-Single Family Residential Zoning District

2.) 277 Mars Court (**CID#** 214-017307) (**PID#** M6SE4 7 15-35 0204)

Appeal of Abraham J. Assad to modify a previously approved dimensional variance to allow increased building coverage (25.67% previously approved, 27.8% proposed) to permit an additional 362.5 SF of rear porch roof area. (Sections 1302.22, 1306.01(a)1, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 16,491 SF (.3785 AC)
Irregular
RR- Rural Residential Zoning District

3.) 616 Linden Street (**CID#** 207-004263) (**PID#** P6NE1C 12 11 0204)

Appeal of Philip Roeder for a Special Exception to permit a ground story one bedroom addition on the rear of a non-conforming two-family semi-detached dwelling in the CL zoning district. (Sections 1302.40(e), 1305.01(a), 1323.04, 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size: 2,070 SF (.0475 AC)
22.5' x 90'
CL- Limited Commercial Zoning District

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