

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Monday, December 11, 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. 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
2. 1502 Ravena Street (CID 216-022040, PID Q7NW1C 3 6 0204)
Appeal of Richard Walters to construct a Unit for Care of Relative, which requires Dimensional Variances to reduce the minimum side yard setback, 6' required, 2' proposed and the minimum rear yard setback, 35' required, 6' proposed (Sections 1302.146, 1306.01(a)(3), 1322.03(bbb), 1323.04(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 85' x 98' / 8,330 SF RG – Medium Density Residential
Zoning District
3. 5 West Goepp Street aka 835 North New Street (CID 209-006582, PIN P6NE1A 9 5 0204)
Appeal of Alithia Tsamoutalidis for a Use Variance to convert the space formerly occupied by a Home Occupation, Massage Therapy into a Personal Service, Salon; thereby maintaining one Residential Dwelling and one Commercial Restaurant and creating a second Commercial Use, and to waive the off-street parking requirement, two required, none proposed (Sections 1304.01(b), 1319.01(a)(14), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: 21' x 120' / 2,520 SF RT – High Density Residential
Zoning District
4. 855 East Macada Road (CID 214-017020 , PID M6SE3 6 22F 0204)
Appeal of Robert Diaz for a Dimensional Variance to install a fence in the front yard that exceeds the maximum height, 4' permitted, 6' proposed (Sections 1318.12, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).
Record Lot: ~183' x 106' / 19,398 SF RR – Rural Residential
Zoning District

OVER

5. 250 East Broad Street (CID 207-004064, PID P6NE1C 17 5 0204)

Appeal of Andrew Coombs, Boyle Construction on behalf of 250 E Broad, LLC/PD Property Holding, to install a projecting sign that requires Dimensional Variances to exceed the maximum height, 25' permitted, 38'-0" proposed and to exceed the maximum projection, 3'-6" permitted, 3'-8" proposed (Sections 1320.09(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 210' x 230' / 48,300 SF

CL – Limited Commercial
Zoning District

6. 600-614 East Third Street c/k/a 610 E 3rd St (CID 204-064372, PID P6SE1B 7 2A 0204)

Appeal of Andrew Coombs, Boyle Construction on behalf of Bethworks Renovations, LLC/Bethworks Greenway B, LP, to install a projecting sign that requires Dimensional Variances to exceed the maximum height, 25' permitted, 48'-0" proposed and to exceed the maximum projection, 3'-6" permitted, 4'-0" proposed (Sections 1320.09(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 1.291 Acres

IR-R – Industrial Redevelopment-
Residential Zoning District

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