

# Rescheduled For September 18, 2024

REVISED 8/21/2024

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda  
10 E. Church Street, Bethlehem PA  
Wednesday, August 28, 2024 @ 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. Approval to appoint Kevin Kelleher Esq., as alternate solicitor for the City of Bethlehem's Zoning Hearing Board.
2. 823 North New Street (CID 209-006576, PID P6NE1A 9 11 0204)\*  
Appeal of Lissa Dayoub for a Special Exception to convert one Non-Conforming use, Photography Studio, to another Non-Conforming use (Personal Service-Hair Salon (Sections 1323.07, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 54' / 2,160 SF

RT- High Density Residential  
Zoning District

**\*This case was continued from the July 24, 2024 meeting.**

3. 1970 Pennsylvania Ave (CID 113-011725, PID 641834444470 1)  
Appeal of James Vitale for a Dimensional Variance to retain a 2-car detached garage that exceeds the maximum building coverage for a lot, 25% permitted, 29.55% requested, or a difference of 296 square feet (Section 1306.01(a)(2), 1325.06, and all associated variances, special exceptions and interpretations).

Record Lot: 65' x 100' / 6,500 SF

RS – Single Family Residential  
Zoning District

4. 1131 West Union Boulevard (CID 113-012921, PID 642719121611 1)  
Appeal of James Horvath for a Special Exception to operate a Major Home Occupation, Construction Company or Tradespersons Headquarters (Sections 1302.58, 1304.01(b)(5), 1322.03(z), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 54' / 2,160 SF

RT- High Density Residential  
Zoning District

5. 934-940 Evans Street (CID 205-002772, PID P6SE2A 14 1 0204)  
942-944 Evans Street (CID 205-002773, PID P6SE2A 14 2 0204)  
946 Evans Street (CID 205-002774, PID P6SE2A 14 3 0204)  
1004 Evans Street (CID 205-002775, PID P6SE2A 15 1 0204)

Appeal of David Hitzel on behalf of HH Evans Street LLC, for several dimensional variances to allow the construction of a multi-family building consisting of 37 apartments with 10 parking spaces (934-946 Evans) and a dedicated parking lot (1004 Evans) with 40 spaces for a total of 50 parking spaces for the

development. Dimensional variances are requested for lot area per dwelling unit (1200 sf required, 525 sf proposed for 934-946 Evans only and 868 sf proposed if all lots are combined) with 16 dwelling units permitted, front yard setback (10 feet required, 0 proposed), side yard setback (15 feet required, 9 inches proposed) and parking spaces (56 spaces required, 50 spaces proposed). Relief is also requested from buffering and landscaping requirements, buffer strip at public street and parking lots (8 ft required, varying proposed with 0 feet minimum), street trees (4 required, 2 proposed in front of 1004 Evans), separation between curb line and principal parking lot (15 feet required, 11.8 feet and 8.5 feet proposed) and 4 foot high parking lot fencing requirement (no fence proposed). (Sections 1318.23(l), 1319.01(a)(iii), 1319.02(j)(1), 1306.01(a)4, 1318.23(l), 1319.02(g)(6), 1319.03(h), 1325.06, and all associated variances, special exceptions and interpretations.)

Total Record Lots:

32,143 SF

RT – High Density Residential



Darlene L. Heller, AICP

Acting Zoning Officer

Bureau of Planning and Zoning