

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 27, 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.) **312 Hanover St.** (CID# 110-007039) (PID# 642736986311 1)
Appeal of Dr. Ishtiaq Ali Saaem on behalf of Hanover Rauch LLC; applicant seeks an interpretation that the Zoning Officer has incorrectly applied Zoning Ordinance §1318.02 (Lot Area or Yard Required) to applicant's proposed site plan. (Secs. 1306.01(a)(4), 1318.02, 1325.05 and all associated Variances, Special Exceptions, and Interpretations.)

This is a continuance from the June 25, 2025 Zoning Hearing Board meeting.

Record Lot: 13,440 SF (.3085 AC) RT- High Density Residential
60' x 224' Zoning District

- 2.) **241 8th Avenue** (CID # 110-007018) (PID # 642726027947 1)

Appeal of D. Martin Zawarski on behalf of ABDA Properties on 8th, LLC seeks variances to facilitate the construction of a 6-unit, 3 story, multifamily dwelling. A dimensional variance for lot width, 90' required, 80' existing; and a variance to reduce buffer width adjacent to either side of the parking lot, 15' required, 10' proposed. (Secs. 1306.01(a)4, 1318.23(a), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

This is a continuance from the July 23, 2025 Zoning Hearing Board meeting.

Tract Size: 10,480 SF (.2405 AC) RT-High Density Residential
80' x 131' Zoning District

- 3.) **230 West 3rd St.** (CID # 202-001572) (PID # P6SW2B 8 3 0204)
232 West 3rd St. (CID # 202-001573) (PID # P6SW2B 8 2 0204)

Applicant Church of the Nativity seeks a pair of Special Exceptions and a Variance to expand the number of dwelling units in two non-conforming residential properties located in the Central Business District. 230 West 3rd St., from an existing Two-Dwelling Unit property to a proposed Three-Dwelling Unit property. 232 West 3rd St., from an existing Single-Family Semi-Attached Dwelling to a proposed 3 Dwelling Unit Conversion. A variance is required for 232 West 3rd

Street: 3000 SF of ‘Habitable Floor Area’ is required, 2957 SF of Habitable Floor Area existing.(Secs.1302.49, 1305.01.a, 1322.03(o), 1322.03(o)(6), 1325.06, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 230 W 3 rd St:	2112 SF	CB-Central Business
232 W 3 rd St.	6120 SF	Zoning District

4.) 1225 North New Street (CID # 208-005199) (PID # N6SE4A 16 1 0204)

Applicant Iftekhhar Ansari seeks a Special Exception to convert a non-conforming Personal Services use (Salon) to a non-conforming Retail Store use (Sections 1304,01.a, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 5760 SF (.1322 AC)	RT-High Density Residential
43’ x 120’ (Irregular)	Zoning District

5.) 122 E. Goepf St. (CID #209-005935) (PID # P6NE1B 9 1 0204)

Appeal of Michael Cox on behalf of ERE Reserves LLC for Variances to add 5 dwelling units to an existing multi-family parcel: 4 above an existing detached garage, and 1 added to the existing 3 unit conversion. Lot Width, 90’ required, 60’ existing; Side Yard setback, 15’ required, 9 inches proposed; Rear Yard setback, 20’ required, 5’ 4” proposed, and a variance to reduce the width of a required buffer yard, 15’ required, 2’ proposed. (Sections 1306.01(a)4, 1318.23(a)(1), 1318.23(i)(2), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 9900 SF (.2273 AC)	RT-High Density Residential
60’ x 165’	Zoning District

David W. Taylor
Zoning Officer
Bureau of Planning and Zoning