

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, January 28, 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.) Zoning Hearing Board Re-Organization.

- a.) Appointment of Chair**
- b.) Appointment of Vice Chair**
- c.) Appointment of Solicitor**
- d.) Appointment of Secretary**
- e.) Appointment of ‘Conflict Solicitors’**
 - Kevin Kelleher, BJSK Law Offices
 - Matt Tranter, King Spry
 - Steve Strack, Steckel and Stopp

2.) 436 1st Terrace. (CID# 204-002203) (PID# P6SE4B 1 12 0204)

Appeal of Austin Siboni on behalf of 436 First Terrace, LLC, for an Interpretation that subject property retains a vested nonconforming Student Housing use; alternatively, if the Board determines the nonconforming status has lapsed, applicant seeks a variance to permit a Student Housing use outside of the Student Housing and Student Home Overlay Zoning District. Applicant further requests Special Exception approval to expand a non-conforming Student Home in order to accommodate 5 total students; expansion of a lawful non-conforming use requires a Special Exception for expansions greater than 5% and up to a maximum 50% of the total Floor Area measured in aggregate over the entire life of the non-conformity: 492 SF permitted, 328 SF Proposed. (Sections 1302.48, 1302.131, 1323.03, 1323.04, 1323.06, 1325.05, 1325.06, 1325.07, 1327.01(c) and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 7200 SF (.1653 AC)
60' x 120'

RT-High Density Residential
Zoning District

3.) 539 Brighton Street (CID# 201-000119) (PID# P6SW2B 1 1 0204)

Appeal of David Ronca on behalf of Macada Partners 539 Brighton LLC for a variance from Section 1306.01(a), footnote (c) which restricts the maximum number of connected townhouses in the RG Zoning District; maximum 4 connected townhouses permitted, 6 connected

townhouses proposed. (Secs. 1306.01(a), footnote (c), and 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 24.960 SF (.5730 Acres)
Irregular

RG – Medium Density Residential
Zoning District

4.) **620 Ridge Street** (CID# 205-003380) (PID# P6SE2D 17 11 0204)
622 Ridge Street (CID# 205-003381) (PID# P6SE2D 17 11A 0204)

Appeal of Robert Dandi for dimensional variances to permit a 3 story, two-family detached dwelling, where the Zoning Ordinance only permits a maximum of 2 ½ stories. (Sections 1302.54, 1306.01(a)4, 1325.06 and all associated Variances, Special Exceptions, and Interpretations.)

This project received a parking variance via written decision dated November 26, 2025.

Tract Size: 2310 SF (0.53 AC)
33' x 70' (combined)

RT-High Density Residential
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning