

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, September 24, 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)

Rendering of Final Decision (Continued from August 27, 2025 meeting date).

2.) 122 E. Goepp St. (CID #209-005935) (PID # P6NE1B 9 1 0204)

Appeal of Michael Cox on behalf of ERE Reserves LLC. Applicant seeks an interpretation that the proposed use is a Multi-family Development, and 4 dimensional variances to enable the addition of 5 new dwelling units to the subject parcel (Lot Width: 90' required, 60' existing. Side Yard setback: 15' required, 9' existing. Rear Yard setback: 20' required, 5' 4" existing) and a variance to reduce the width of a required buffer yard: 15' required, 2' proposed.

If the interpretation of a 'multi-family use' is denied, applicant seeks two additional variances: Tract size (18,000 SF required, 9900 SF existing); and a second to permit exterior structural changes to an existing 'Residential Conversion'.

If permission for 'structural changes' is denied, applicant requests a dimensional variance to modify total required Lot Area per Dwellings: 14,800 SF required, 9900 SF existing.

(Sections 1302.40(f), 1304.01(b)(1), 1306.01(a)4, 1318.23(a)(1), 1318.23(i)(2), 1322.03(o), 1322.03(ll), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 9900 SF (.2273 AC)
60' x 165'

RT-High Density Residential
Zoning District

- 3.) **737 East 4th St.** **(CID #204-002286) (PID # P6SE2A 10 16 0204)**
 739 East 4th St. **(CID #204-002287) (PID # P6SE2A 10 15 0204)**

Appeal of Abraham Dimmitt and Antonio Drew on behalf of 737 E 4th St, LLC & 739 E 4th St, LLC for seven dimensional variances to consolidate two parcels and develop a 5 story, 13 unit Multi-Family Dwelling: Lot Area, 9000 SF required, 4397 SF proposed; Lot Area per Dwelling, 1200 SF required, 338 SF proposed; Lot Width, 90' required, 45.35' existing; Rear Yard setback, 20' required, 0' existing; Side Yard setback (east), 18.5' required, 0' existing; Side Yard setback (west), 18.5' required, 0' existing; and Maximum Building Coverage 80% permitted, 100% existing. (Sections 1306.01(a)4, 1306.01(a)fn6, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	4430 SF (.1016 AC)	RT-High Density Residential
(combined)	45' x 95'+/- (Irregular)	Zoning District

- 4.) **250 East Market St.** **(CID #206-003845) (PID # P6NE1C 29 5 0204)**

Appeal of Evette Rios, on behalf of East Market Living, LLC, of a Zoning Enforcement Notice alleging applicant proposes to utilize the property to provide housing for transient occupants contrary to the provisions of Section 1304.01(b) of the Zoning Ordinance. (Sections 1304.01(b), 1324.01, 1325.05 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	19,800 SF (.4545 AC)	RT-High Density Residential
	110' x 180'	Zoning District

- 5.) **1625 Glenwood** **(CID #215-019934) (PID # N7NW4B 13 1 0204)**

Appeal of David Ronca on behalf of Macada Partners, 1625 Glenwood LLC for a variance from parking requirements for a Multi-Family Dwelling in the RT Zoning District: 1.5 Parking Spaces per Dwelling Unit required, 1.28 Parking Spaces per Dwelling Unit proposed. (Sections 1319.01, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size:	23,400 SF (.5372 AC)	RT-High Density Residential
	100 x 234' (Irregular)	Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning