

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, November 20, 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.) 817, 821-823 W Broad Street

Appeal of Spinozzi II LLC for 3 variances: to waive the requirement for commercial use on the Broad St frontage, to reduce lot area per dwelling unit from 1200 SF to 737 SF, to reduce a required 8' eastern buffer yard to a 2'6" proposed width; and a Special Exception to reduce off-street parking requirements (27 required to 26 proposed), or, alternatively, a variance to utilize three 'compact car' parking spaces in a lot of less than 40 parking spaces. (Sections 1305.01(e), 1306.01 (a)(4) and (b)(2), 1319.01(a)(1)(ii) and (b), 1319.03(a)(1), 1325.06, 1325.07 and all associated variances, special exceptions and interpretations).

Tract Size: 22,409 SF (.51 AC) CL - Limited Commercial
Irregular Zoning District

This case was continued from the 10/23/2024 meeting.

2.) 1400, 1414-1416 E 4th Street

Appeal of Pennrose LLC for 3 variances to enable a lot line change and development of Multi-Family Dwellings on the reconfigured new lots (Lot 1 and Lot 2); Lot 1 to have 60 dwelling units, where 56 are permitted; to reduce the required front yard from 10' to 0; and to waive the requirement for commercial use on the E Fourth St frontage. (Sections 1305.01(a) footnote 1, 1306.01(a)(4), 1318.13(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 164,888 SF (3.7853 AC) CL - Limited Commercial
Irregular Zoning District

3.) 416 Selfridge Street

Appeal of Austin Siboni on behalf of 416 Selfridge Street, LLC, to expand a non-conforming Student Home, outside of the Student Housing and Student Home Overlay Zoning District; previously approved for three students; proposed for five students. Expansion of a lawful non-conforming use requires Special Exception for expansions greater than five percent and up to a maximum 50% percent of the total Floor Area measured in aggregate over the entire life of the non-conformity, or 625 SF permitted, 270 SF proposed. (Sections 1302.48, 1302.49, 1302.54, 1306.01(a)(4), 1323.04, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 140' / 5,600 SF RT – High Density Residential
Zoning District

This case was continued from the 8/28/2024 meeting.

4.) 1273 East 4th Street

Appeal of Jing Lu for variances to permit continuation of a Boarding House use (flagged by the Housing Department) in a residential (RT) zoning district, and on a lot with less than the required 15,000 SF and less than the required 15' side yard setbacks (Sections 1304.01(b), 1322.03(h)(1) and (2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 47' x 115' / 5405 SF

RT – High Density Residential
Zoning District



David W. Taylor
Zoning Officer
Bureau of Planning and Zoning