



ZHB Application Number 2025-47

SITE ADDRESS: 620/622 Ridge Street

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: ~~12/28/25~~ 1/28/2026

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: RT

LOT SIZE: 2,380

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018

1. Return nine (9) total copies of this application and all supporting documentation and exhibits to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. *THE APPLICATION IS DUE BY 4 PM THE LAST WEDNESDAY OF THE MONTH FOR THE NEXT MONTH'S ZONING HEARING BOARD MEETING. MEETINGS ARE GENERALLY THE FOURTH WEDNESDAY OF THE MONTH. ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.*

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated _____
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☐ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: _____

SECTION 1

APPLICANT:	
Name	<u>Robert Dendi</u>
Address	_____
Phone:	_____
Email:	_____

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.
Name
Address
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
Phone:
Email:

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
1306.01(a)	2.5	3	0.5

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

Article 1306.01(a) in regards to a Two Family
Detached Dwelling. Variance for the height requirement
of 2.5 stories to 3 stories with a 0.5 story variance.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: _____

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b): _____

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

Applicant's Signature

12/4/25

Date

Property owner's Signature

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

I seek variance approval for 620/622 Ridge Street regarding Section **§1306.01(a)** of the Bethlehem Zoning Ordinance. The district permits a maximum building height of **2.5 stories**, while our proposed design requires **3 stories**, creating a dimensional variance request of **0.5 stories**.

Due to the narrow lot dimensions and the high-density conditions of the surrounding neighborhood, I designed the building to incorporate garages on the first floor as already approved by this zoning hearing board on October 15th. This necessitates placing the livable bedroom areas on the upper floors. However, the restrictive interpretation of the "half-story" language—combined with the ordinance definitions found in **§1302.35 (Floor Area)** and **§1302.85 (Story)**—creates a technical and unnecessary hardship. Under these definitions, the upper level of our plan is functionally treated as a full story regardless of internal arrangement, which prevents our bedrooms from fitting within what would otherwise be considered a half-story in name only.

Because **§1302.35** counts a story for each twenty (20) feet of building height or fraction thereof, and **§1302.85** defines a story as any space between the upper surfaces of successive floors or roof structures, the ordinance effectively converts our intended top half-story into a full third story. This creates an unnecessary hardship for me by making the previously approved construction layout obsolete in terms of its livable floor plan, despite no change in actual building scale or neighborhood impact.

To stay consistent with the architectural character of the area, my design incorporates a sloped roof to visually reconcile the third floor with the surrounding buildings. The requested dimensional variance for a 3-story designation is therefore necessary to allow the bedrooms to be properly situated on the upper level while preserving the garage space required and already approved on the first level.

For these reasons, I respectfully request approval of the variance so the project may be completed in a manner compatible with both the zoning ordinance and the contextual character of the neighborhood.


Robert Dandi, Applicant

