

ZHB Application Number 2026-01



SITE ADDRESS: 413 E 3rd St, Bethlehem, PA 18015

Office Use Only:

DATE SUBMITTED: \_\_\_\_\_

HEARING DATE: 2/24/2026

PLACARD: \_\_\_\_\_

FEE: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

LOT SIZE: \_\_\_\_\_

**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**

|                   |                          |
|-------------------|--------------------------|
| <b>APPLICANT:</b> |                          |
| Name              | <u>Reed Sign Company</u> |
| Address           | [REDACTED]               |
|                   |                          |
| Phone:            |                          |
| Email:            |                          |

|  |  |
|--|--|
| <b>OWNER</b> (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   | John Callahan  |
| Address  | [REDACTED]   |
| Phone:   | [REDACTED]   |
| Email:   | [REDACTED]   |
| <b>ATTORNEY</b> (if applicable):   |  |
| Name   | Florio Ferrucci Steinhardt Cappelli & Tipton LLC - Seth Tipton |
| Address:   | [REDACTED]   |
| Phone:   | [REDACTED]   |
| Email:   | [REDACTED]   |

**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 |
|-----------------|----------------------------|---------------------------------|-----------------|
| _____           | _____                      | _____                           | _____           |
| _____           | _____                      | _____                           | _____           |
| _____           | _____                      | _____                           | _____           |
| _____           | _____                      | _____                           | _____           |

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.

We are seeking variance of section 1320.09(a)(2)(i), as the sign will sit above  
the maximum height of 25', have the top of the sign be 48' 9" above the  
ground, and extend beyond the allowed 3' 6", projecting 4' away from the building.  
The sign will essentially match neighboring properties' (Five10 and Six10 Flats) current signs.

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

1/20/26  
Date

  
Property owner's Signature

1/19/26  
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.**