

2026-04



SITE ADDRESS: 210 West Broad St.

Office Use Only:

DATE SUBMITTED: 1/30/2026

HEARING DATE: Feb 25, 2026

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

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

1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

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>John T. Lee Jr.</u>
Address	[REDACTED]
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 JOHN T. LEG JR.

Address [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

ATTORNEY (if applicable):

T.B.D

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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

$LOT\ SIZE = 22.5' \times 150' = 3,375\ SF.$

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)4	min. 2,500 SF.	3,375	YES
1306.01(a)4	min. 9,000 SF.	3,375	5,525 SF.
1306.10(a)4	15' SIDE YARD	4' ± EXISTING	11' ±
1306.10(a)4	90' LOT WIDTH	2 22'-6" EXISTING	67'-6"
ZO 1319.03	7.25 PARKING SP.	6 PARKING SP.	1.25 PARKING SP.

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.

1319.03 7.25 parking Spaces Required
6 " " Proposed

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.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

Applicant's Signature



Jan. 27, 2026
Date

Property owner's Signature

Jan. 27, 2026
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.

PERMITTING V9.0
DATE: 12/29/2025
TIME: 10:53:21

CITY OF BETHLEHEM
PLAN REVIEW STOP REPORT

PAGE NUMBER: 1
MODULE plnrvrpt:

SELECTION CRITERIA: ZONING

PERMIT NUMBER: 25050750 - LEE ARCHITECTURAL ASSOCIA TYPE: BCOMALT
PARCEL ID : 111-007503
PARCEL ADDRS : 210 W BROAD ST BETHLEHEM, PA 18018
APPLY DATE : 05/23/25 ISSUE DATE : C/O DATE :

REVIEW STOP: ZONING - Zoning Review
REV NO: 3 STATUS: F DATE: 12/12/25 CONT ID:
REVIEW SENT BY: dtaylor DATE: 12/12/25 TIME: 11:24 TIME SPENT: 0.00
REV RECEIVD BY: dtaylor DATE: 12/12/25 TIME: 11:24 SENT TO: PERMCOORD

REVIEW NOTES:

12/12/2025 Zoning Rev, 210 West Broad St. 2025-12-12 Review of Plan Set dated 5-21-25; rev 10-30-25 (3 sheets)

NO APPLICATION WAS ATTACHED TO THIS PLAN SET

As discussed in previous review, there are no recent records of residential units on either the upper or lower floors. Consequently, the project is being reviewed as the conversion of an existing commercial space (Business Office) to Multi-Family use, with first-floor, street front commercial use. Further, sheet A-1 appears to show a Third Floor plan, complete with Broad Street fronting windows that are not readily apparent from the current streetscape.

Multi-Family use requires a minimum of 9000 sqft lot area, per Lehigh County assessment records, only 3375 sqft of lot area is available; a variance from the Tract Area requirements of 1306.01(a)4. or 1306.01(b)2.a is required.

Multi-Family use, 2 ½ stories or less, requires a minimum 2500 sqft of lot area per dwelling (DU); 3 DU's x 2500 sqft. = 7500 sqft of total lot area is needed. A variance from the Lot Area per DU requirements of 1306.01(a)4. or 1306.01(b)2.a is required.

A 15' side Yard is required; a variance from the side yard setback requirements of 1306.01(a)4. or 1306.01(b)2.a is required

90' lot width; ; a variance from the lot width requirements of 1306.01(a)4. or 1306.01(b)2.a is required.

Please dimension all spaces, particularly the office space, so that accurate parking requirements can be determined.

Designer has calculated a requirement for 8 off-street parking spaces; a variance from the requirements of ZO section 1319.01 for off-street parking spaces is required, or applicant may seek a special exception for modification of parking requirements as permitted under ZO Article 1319.
Include fully dimensioned revised plans of rear yard

PERMIT NUMBER: 25050750 - LEE ARCHITECTURAL ASSOCIATES INC

parking area demonstrating full compliance with ZO
section 1319.03.
