



SITE ADDRESS: 1800 Calypso Ave., Bethlehem, PA

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

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	Macada Partners, 1800 Calypso LLC
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

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	James Preston
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.

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.

Applicant seeks variance to construct Single Family Attached Dwellings (Twin Homes)

in RS district. Ref. Section 1304.01(b)(1).

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):

Applicant also seeks an interpretation, to determine if setback distances referenced in 1306.01(a)(2) as required by 1306.07 would apply if use variance granted, and if so applicant would seek a variance

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

02.17.26

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.

PROJECT NARRATIVE

The subject property is situated on the north side of Calypso Avenue, near the intersection of Mount Airy Ave., on the City's West Side.

The Applicant is seeking a use variance and proposes to consolidate two existing parcels which collectively measure 180' wide (frontage on Calypso) by 140' depth, and consisting of 0.5785 Acres or 25,200 SF. The Applicant then proposes to construct Three (3) Twin Home/Attached Dwellings, with a minimum of two (2) off-street parking spaces for each dwelling unit.

The property is located in the RS Zone, however, immediately abutting the RT Zone (high density) on the north and west sides. It is the Applicant's opinion the subject property is essentially a "carve-out" of the southeast corner RT Zone, and should have been included in the RT Zone when the zoning boundary was created.

Existing structures immediately adjacent to the property consist of 2-Story, multi-family Garden Apartments to the north and west; 2-Story/4-Cluster Townhouses to the south; and 1 & 2-Story single-family homes to the east.

The proposed Twin Homes would be similar in size and nature to the Townhomes that currently exist immediately across the street from the subject property, along with the various Twin Homes, within close proximity.

The proposed Twin Homes will measure 40' in width (20' per DU), and 40' in depth. And will not exceed the front, rear and side-yard setback requirements of the RS district.

Applicant strongly believes the requested variance is reasonable, and that the proposed Twin Home Use is very much "in keeping" with the long existing, immediately nearby Multi-Family Apartments, Townhouses and Twin Homes, and, likewise, the "character" of the neighborhood.

Applicant further believes the proposed use demonstrates "smart growth," and logical and efficient "infill" use of an existing, long vacant lots, in a highly sought-after and desirable location on Bethlehem's West Side.

Additionally, the proposed project will be beneficial to the City of Bethlehem, by providing much-needed housing, with no adverse impact to the neighborhood and surrounding community.

The applicant provided a "sketch" submission to the City Planning Commission for the proposed Twin Homes, and appeared before the Commission on August 14, 2025 to discuss the project. At the subject meeting all City Planning Commission members supported the project and expressed no objections.

Also noteworthy, when considering the immediate, surrounding multi-family, high density uses, the Applicant does not believe the property is fit for, or conducive to, single-family use. And that the proposed Twin Homes provide for a cleaner, more practical "*transition*" to the single-family uses to the east.

Similarly, the existing lots are highly challenged for single family development due to a number of reasons, including lack of available individual sewer service for each lot.