

March 31, 2026

Bethlehem Zoning Hearing Board

10 E. Church St.

Bethlehem, PA 18018

RE: 616 Linden St. Bethlehem, PA 18018

Owner – Philip A Roeder

Dear Zoning Hearing Board,

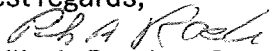
This letter is a request for a special exception variance under the City of Bethlehem Zoning Code 1323.04 (a)(1). The subject property's current use is a two unit apartment building. The first floor consists of a one bedroom apartment and the second floor is a one bedroom apartment also.

My request is to add a one story addition measuring 17'0" x 10'9" for a total additional square footage of 183 square feet. The addition will be positioned and attached to the rear of the existing apartment building and will consist of one bedroom and the existing open rear porch will be enclosed and serve as a foyer and connection from the new bedroom to the remainder of the apartment. When completed the first floor apartment will be a two bedroom, two bathroom apartment. All setbacks for the new addition will meet the 2021 International Residential Building Code and the Bethlehem Zoning Code.

The additional bedroom request is a result of 44 years of landlord experience. This experience indicates my tenants remain longer in an apartment having two bedrooms especially with a small family with a child. In addition, while interviewing potential tenants, I find the needs expressed to be for larger apartments to allow for expanding families while having the ability to remain at the same address.

The hardship here is the need for an additional bedroom however the existing conditions consist of a landlocked lot with no room to expand the lot, hence the request for a special exception from the zoning code. This one bedroom addition will enhance this apartment building to be able to provide additional space and meeting the needs of the community.

Best regards,


Philip A. Roeder - Owner