

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, June 26, 2024 @ 6:00 PM

The Meeting will be livestreamed for viewing purposes only on:
<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. *1223 W. Broad St.

Appeal of Juan Carlos Paredes on behalf of West Broad LLC, to construct an addition for six multi-family dwellings (apartments), which requires a special exception to reduce the minimum required off street parking of 33 required, 31 proposed. (Sections 1319.01(a)(1)(ii), 1319.01(a)31, 1319.02(b)(2), 1319.02(b)(6), 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 165x150 / 24,750 SF CL – Limited Commercial
Zoning District

*** This case was continued from the May 22, 2024 Meeting.**

2. *1800 & 1804 Calypso Ave.

Appeal of David Ronca on behalf of Macada Partners, 1800 Calypso, LLC, to consolidate two existing parcels, and construct a 12-unit multi-family dwelling. Applicant is seeking a use variance to permit Multi-Family Dwellings, and dimensional variances to exceed the maximum height/maximum stories, 2.5 stories permitted, 3 stories proposed, and to reduce the minimum distance between parking spaces, and multi-family dwellings, 15' required, 10' proposed. (Sections 1304.01(b)(1), 1306.01(a)(2), 1322.03(II)(5)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

1800 Calypso Ave 70'x140' / 9,800 SF RS – Single Family Residential
Zoning District
1804 Calypso Ave. 110'x140' / 15,400 SF
Total Record Lot 180'x140' / 25,200 SF

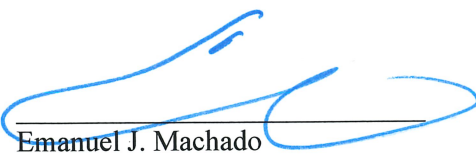
*** This case was continued from the May 22, 2024 Meeting.**

3. 312 Hanover St.

Appeal of on behalf of Hanover Rauch LLC, to finish a semi-finished space on the third floor by constructing a 2-bedroom apartment atop the existing 2-unit family dwelling, and construct an addition for a two-story multi-family dwelling containing five 2-bedroom, and one 1-bedroom apartments totaling 9 dwelling units. Applicant is seeking dimensional variances to reduce the lot width of 90 feet required, 60 feet existing, a dimensional variance to reduce or eliminate the minimum required width of a buffer yard 15 feet required, 0 feet proposed, and a dimensional variance to reduce the minimum aisle width for two-way traffic 24 feet required, 22 feet proposed. (Sections 1306.01(a)(4), 1318.23, 1319.03(a)(4), and all associated Variances, Special Exceptions, and Interpretations.)

Record Lot: 60x224 / 13,440 SF

RT- High Density Residential District



Emanuel J. Machado

Zoning Officer

Bureau of Planning and Zoning