

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, April 23, 2025 @ 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.) 606 Carlton Avenue (CID #204-002640) (PID #P6SE2D 19 8 0204)

Appeal of Albert & Denise Moffa on behalf of Stella Buys Properties LLC for a use variance to permit the creation of new a 'Student Housing' unit for 3 occupants (proposed), as regulated by the Art 1327 of the Zoning Ordinance, outside of the Student Housing Overlay district. (Sec. 1327.01(c), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 27,727 (.1993 ac.) RT- High Density Residential
62' x 140' Zoning District

2.) 241 East Market Street (CID #207-004413) (PID # P6NE1C 23 7 0204)

Appeal of Corey Campbell on behalf of Campbell Real Estate Holdings LLC for dimensional variances to permit converting an existing garage, attached to a previously approved 2 bedroom, 2 ½ story dwelling unit, into two additional dwellings, creating a 'Multi-Family Dwelling' ("3 or more Dwelling Units"): 20' rear yard setback required, 4' existing; 15' side yard setback required, 10' existing. (Sec. 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 27,727 SF (.6365 ac.) RT – High Density Residential
119' x 233' Zoning District

3.) 330 East 4th Street (CID #203-001754) (PID #P6SE1B 23 6 0204)

Appeal of Nicholas Youssef for dimensional variances to permit constructing a 3-story, 4 residential unit with 1 commercial space, Multi-Family Dwelling. Lot Area: 9000 SF required, 7183 SF existing; Lot Width: 90' required, 40' existing; Front Yard Setback 10' required, 0' proposed; and Side Yard Setbacks: 15' required, 4' (west side) and 1' (east side) proposed. Additional, Special Exception approval to reduce parking requirements is sought (19 spots total required, 6 residential & 13 commercial spots proposed). (Sec. 1306.01(a)(4), 1306.01(b)2.a, 1319.02(b)(2), 1325.06, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 7183 SF (.1649 ac.) CL- Limited Commercial
40' x 179.6' Zoning District



David W. Taylor, Zoning Officer
Bureau of Planning and Zoning