

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, October 28, 2026 @ 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.) 1427 Montrose Avenue (CID # 214-017603) (PID # N6SE4B 7 3 0204)

Appeal of Willy Peken and Siewe Ngassa for a special exception to permit a Major Home Occupation (Barber) in a single-family detached dwelling, and a variance, as needed, to permit less than the required number of off-street parking spaces. (Sections 1302.58(a), 1304.01(b)(5), 1319.01, 1322.03(z), 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size: 4472 SF (.1027 AC)
52' x 86'

RT-High Density Residential
Zoning District

2.) 1438 Stefko Blvd (CID# 215-021096) (PID# N7SW4A 3 6 0204)

Appeal of David Ronca on behalf of the Estate of Fred Ronca for a variance to construct a multi-family dwelling without the required principal commercial use on the front street level; a dimensional variance (1200 SF of lot area per dwelling unit required, 666 SF of lot area per dwelling unit proposed) to permit 18 total dwelling units where only 10 dwelling units are permitted; and a variance from off-street parking requirements (32 parking stalls required, 18 parking stalls proposed) (Sections 1305.01a, 1306.01(a)4, 1306.01(b)3, 1319.01(a)(ii), 1325.06 and all associated variances, special exceptions, and interpretations).

Record Lot: 12,000 SF (.2755 AC)
100' x 120'

CG – General Commercial
Zoning District



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