

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, August 26, 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.) 110 W. Frankford Street (CID # 208-004773) (PID # N6SE4D 13 5 0204)

Appeal of Frankford Street, LLC for a special exception to permit the removal of a non-conforming storage building with non-conforming setbacks, and to replace it with a non-conforming mixed use building (a 2-bedroom dwelling and residential garages). Alternatively, applicant requests a use variance to construct a mixed use building with less than the required tract area per use (6000 SF required for the existing duplex and 6500 SF required for the proposed new building; 4939 SF total existing) and less than the required lot area per dwelling (6000 SF required for the duplex and 4000 SF required for the proposed dwelling; 4939 SF total existing). (Sections 1302.40, 1302.51(b), 1306.01(a)4, 1325.06, 1325.07 and all associated variances, special exceptions, and interpretations).

Tract Size:	4939 SF (.047 AC)	RT-High Density Residential
	45' x 107.42' (Irregular)	Zoning District

2.) 1160 Hellertown Road (CID# 216-021786) (PID# Q7NW2A 1 1 0204)

Appeal of Brandon Benner on behalf of Matador 78, LLC for an interpretation that the required setbacks for a billboard are measured to the supporting steel monopole, not the outermost edge of the billboard sign. Alternatively, applicant seeks a variance for side and rear yard setbacks (10' required, 0' side yard and <5' rear yard proposed). (Sections 1302.14, 1306.69, 1302.150, 1306.01(b)3, 1320.09(b)(3)(vii), 1325.05, 1325.06, and all associated variances, special exceptions and interpretations).

Tract Size:	28,279 SF (.6492 AC)	CG- General Commercial
	117.26' x 241.17'	Zoning District

3.) 1801 Elliott Avenue (CID# 113-010388) (PID# 641785685624 1)

Appeal of Kevin J. Horvath, PE on behalf of Elliott Avenue, LLC for use variances to permit single-family, semi-detached dwellings (twins) in the Rural Residential zoning district and to the defined age limit of man-made slopes, and dimensional variances: lot width (100' required, 45' proposed for lot 1, 40' proposed for lots 2 thru 9 and 50' proposed for lot 10), front yard setback (25' required, 20' proposed), side yard setback (25' required, 6' proposed) and maximum building coverage (15% allowed, 30% proposed). (Sections 1302.40(c), 1302.128, 1304.01(b)1, 1306.01(a)1, 1306.07, 1316.01(b)(3), 1325.05, 1325.06, and all associated variances, special exceptions and interpretations).

Tract Size: 97,426 SF (2.2366 AC)
Irregular

RR– Rural Residential
Zoning District

A handwritten signature in blue ink, appearing to read 'David W. Taylor', is written over a horizontal line.

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