

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, December 17, 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.) 1224 Eaton Avenue (CONTINUED) (CID# 113-010139) (PID# 642802745755 1)

Appeal of Abe Atiyeh on behalf of PAJ Venture LP for three Dimensional Variances to permit the construction of 6 Single-Family Attached Dwellings on a lot hosting an existing Single Family Detached Dwelling. Total lot area per all dwellings (30,500 SF required, 25,897 SF existing); width of a two-way parking aisle (24' required, 20' and 21.2' feet proposed); and Driveway Setback from a residential property line when in a front yard (2.5' required, 2' proposed). (Secs. 1302.40(c), 1306.01(a)3, 1318.02, 1319.02(g)(4), 1319.03(a)(4), 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 28,663 SF (.658 AC) [per Lehigh Conty] RG-Medium Density Residential
83.2' x 311' Zoning District

2.) 1235 Pembroke Road (CID #215-020843) (PID # N7SW4D 2 1 0204)

Appeal of Thu T Nguyen for a special exception to convert a legally non-conforming Personal Service (Hair Cutting) use to a non-conforming Business Office use. (Sections 1302.93, 1304.01(b), 1323.07, 1325.07 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 6095 SF (.1399 AC) RT-High Density Residential
53' x 115' Zoning District

3.) 250 East Market St. (CID #206-003845) (PID # P6NE1C 29 5 0204)

Appeal of Evette Rios, on behalf of East Market Living, LLC, of a Zoning Enforcement Notice alleging applicant proposes to utilize the property to provide housing for transient occupants contrary to the provisions of Section 1304.01(b) of the Zoning Ordinance. (Sections 1304.01(b), 1324.01, 1325.05 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 19,800 SF (.4545 AC) RT-High Density Residential
110' x 180' Zoning District



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