

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, February 25, 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.) 413 E 3<sup>rd</sup> Street (CID# 217-064661) (PID# P6 2 2-14 0204E)**

Appeal of Reed Sign Company on behalf of PD Polk Street II LLC for dimensional variances to allow a projecting sign higher than allowed (25' permitted, 48' 9" proposed) and projecting 4' from building face when only 3.5' projection is permitted. (Secs. 1320.04(k), 1320.09(a)(2)(i), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 11,855 SF (.2722 AC) IR-R- Industrial Redevelopment-Residential  
243' x 49.33 Zoning District

**2.) 1051 Decatur Street (CID# 214-014668) (PID# N7NW4A 7 1 0204)**

Appeal of Sarah Maywhort & James Houghton for a variance to exceed the maximum permitted floor area for an Accessory Building in a Residential Zoning District: 1000 SF permitted, 2100 SF proposed. (Secs. 1302.02, 1302.51, 1325.05, 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 19,800 SF (.4545 AC) RS- Single Family Residential  
100' x 180 (irregular) Zoning District

**3.) 2301-2329 Santee Mill Road (CID# 214-016839) (PID# M6 18 1 0204)**

Appeal of Industrial Archives and Library for a use variance to allow non-permitted Office and "Archives" uses in the Rural Residential zoning district, and a dimensional variance to exceed the permitted building height (60' proposed, 35' permitted). (Secs. 1302.55, 1304.01(b), 1306.01(a)1, 1325.06 and all associated Variances, Special Exceptions, and Interpretations).

Tract Size: 62 AC (approx.) RR – Rural Residential  
Irregular Zoning District

**4.) 210 West Broad Street**

**(CID# 111-007503) (PID# 642748647987 1)**

Appeal of John Lee on behalf of Lee Architectural Associates for dimensional and parking variances to permit a 2.5 story, mixed use, Multi-Family Dwelling with 1 Commercial Space and 3 Residential Dwelling Units (Lot Area per Dwelling Unit: 2500 SF required, 1125 SF proposed; Minimum Tract Area: 9000 SF required, 3375 SF existing; Side Yard Setback: 15' required, 4' (east) and 0' (west) existing; Lot Width: 90' required, 22.5' existing; and Off Street Parking: 7 parking Spaces required, 6 proposed). (Sections 1302.40(f), 1302.41, 1305.01(a) footnote 1, 1306.01(a)4, 1306.01(b)2, 1319.01(a)(1)(ii), 1319.01(1)(26), 1325.06 and all associated Variances, Special Exceptions, and Interpretations.)

Tract Size: 3375 SF (0.0774 AC)  
22.5' x 150'

CL- Limited Commercial Residential  
Zoning District



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David W. Taylor  
Zoning Officer  
Bureau of Planning and Zoning