

**CITY OF BETHLEHEM, PENNSYLVANIA**  
**ZONING HEARING BOARD - PUBLIC HEARING**

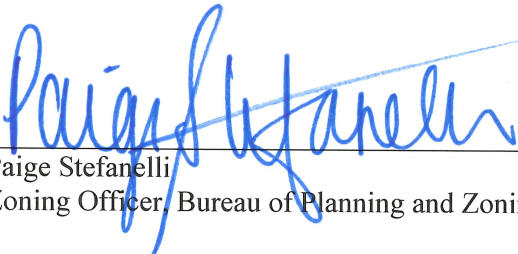
**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, April 12, 2023 @ 6:00 PM**

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. 1275 E 4<sup>th</sup> Street (CID 217-022341, PID P7SW1A 3 14 0204)  
Appeal of Macada Partners, LLC. to construct a 3- Story 6 Unit Multi-Family Dwelling structure where dimensional variances are required for lot area 9,000 sq. ft. required, 7,665 sq. ft. existing, lot width 90' required, 67' existing, and side yard setback 15' required, 6' proposed. (Sections 1306.01(a)(4), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: Irregular / .1769 Acres RT – High Density Residential Zoning District
  
2. 1201 E 3<sup>rd</sup> Street (CID 205-003651, PID P6NE3C 6 37 0204)  
Appeal After the Fact- Appeal of Pure Light Properties, LLC. to convert a portion of the first-floor corner space into a second dwelling unit thereby creating a total of three dwelling units which requires dimensional variances for minimum tract area, 9,000 sq. ft. required 3,700 sq. ft. existing, lot area per dwelling unit, 2,500 sq. ft. required and 1,233 sq. ft. proposed and size of parking spaces 9x18' required, 8x18' proposed and a Special Exception to allow a Reuse of a Corner Lot for a Commercial Retail Store. (Sections 1304.04, 1306.01(a)(3), 1319.03, 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 37' x 100' / 3,700 SQ FT RT – High Density Residential Zoning District
  
3. 1512 W. Broad Street (CID 113-009204, PID 641798741661 1)  
Appeal of Jama Properties, LLC. to convert an existing Mixed-Use Structure from a personal service dance studio and one residential dwelling to a Group Home with 10 individuals proposed, 5 individuals maximum permitted. (Sections 1322.03(x)(3), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 75 X 155 / 11,625 SQ FT CL – Limited Commercial Zoning District
  
4. 2235 W. Broad Street (CID 113-010852, PID 641758239955 1)  
2300 Hanover Avenue (PID 641758045413 1)  
2220 W. Florence Street (CID 113-010539, PID 641758202273 1)  
2211 W. Broad Street (CID 113-009414, PID 641758456810 1)  
Appeal of BAHX, LLC. to construct multiple apartment buildings where a dimensional variance is required for building length 180' required, 290' proposed. Additionally, a Variance is required to allow parking on the street level of the building along West Broad Street. Parking use is proposed in lieu of the required commercial use on the front street level (Sections 1305.01(a)(1), 1322.03(II)(4), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
  
2235 W. Broad Street: 2.27 Acres / 98,881.2 SF CL – Limited Commercial Zoning District  
2300 Hanover Avenue: 2.61 Acres / 113,691.6 SF  
2220 W. Florence Street: 3.37 Acres / 146,797.2 SF  
2211 W. Broad Street: .60 Acres / 26,136 SF  
Total Record Lots: 8.85 Acres / 385,506 SF



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Paige Stefanelli  
Zoning Officer, Bureau of Planning and Zoning