

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, May 25, 2022 @ 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.

Questions and comments may be submitted in advance of the hearing to:  
[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)

Messages must be received by 4:00 PM on Monday, May 23, 2022.

Notice is hereby given that the Zoning Hearing Board will have a meeting for the purpose of hearing the following appeals:

1. 605 West Goepp Street (CID 113-010709, PID 642739164722 1)

Appeal of Joshua and Laurel Attanasio to construct an Accessory unenclosed ground floor patio, with roof, which requires a Dimensional Variance to encroach upon the minimum rear yard setback, 23'-4" required, 21'-0" proposed (Sections 1306.01(a)(2), 1318.17(a), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 25,752 SF RS – Single Family Residential  
Zoning District

2. 1822 North Boulevard (CID 214-017750 , PID N7NW2 31 3 0204)

Appeal of Eric Prostko to construct a roof over an existing patio, which requires a Dimensional Variance to encroach upon the minimum rear yard setback, 35' required, 29.1' proposed (Sections 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 100' x 110' / 11,000 SF RS – Single Family Residential  
Zoning District

3. 7 East Church Street aka 402 North New Street (206-003868, PID P6NE4A 6 3 0204)

Appeal of Gail Lehman for a Special Exception to convert one non-conforming use, Office, into another non-conforming use, wholesale bakery and a Variance to waive the off-street parking requirement, two required, none proposed (Sections 1319.01(a)(41), 1323.07, 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

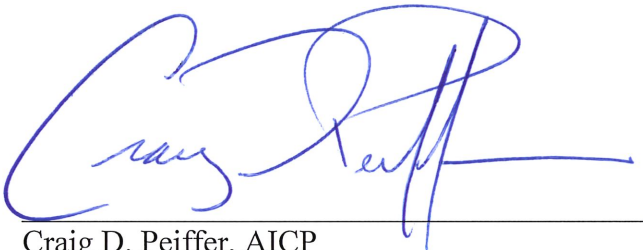
Record Lot: Irregular / 4,800 SF RT – High Density Residential  
Zoning District

4. 106 East Fourth Street (CID 203-001735, PID P6SE1A 27 3 0204)\*  
110 East Fourth Street (CID 203-001736, PID P6SE1A 27 4 0204)\*  
112 East Fourth Street (CID 203-001737, PID P6SE1A 27 5 0204)\*  
116 East Fourth Street (CID 203-001738, PID P6SE1A 27 6 0204)\*  
118 East Fourth Street (CID 203-001739, PID P6SE1B 20 1 0204)\*  
122 East Fourth Street (CID 203-001740, PID P6SE1B 20 2 0204)\*  
124 East Fourth Street (CID 203-001741, PID P6SE1B 20 3 0204)\*  
126 East Fourth Street (CID 203-001742, PID P6SE1B 20 4 0204)\*  
119 East Morton Street (CID 203-001790, PID P6SE1B 20 10 0204)\*  
119 ½ East Morton Street (CID 203-001791, PID P6SE1B 20 10A 0204)\*

Appeal of Zachary Feldman on behalf of Lehigh SH Development I, LLC, to construct a seven story, mixed use, commercial and residential structure, which requires Interpretations, or in the alternative, Variances to waive the requirement of a principal retail, restaurant or personal service use that is on the front street level, or the first floor of the structure must contain a principal retail, restaurant or personal service use along the street frontage; to permit a new vehicle driveway ingress and egress onto an arterial street and to exceed the maximum occupancy by college students per housing unit, three students permitted, 54 four bedroom units proposed (Sections 1302.17, 1302.67(b), 1305.01(a) Footnote 4, 1306.01(b)(1)(b) Note I, 1311.08(b), 1325.05, 1325.06, 1327.02(b), and all associated Variances, Special Exceptions, and Interpretations).

Record Lots: Irregular / 118,897 SF CB – Commercial Central Business  
Zoning District

**\*This case has been continued to the July 27, 2022, Regular Meeting Date.**



Craig D. Peiffer, AICP  
Zoning Officer  
Bureau of Planning and Zoning