

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD - PUBLIC HEARING

City Hall Rotunda
10 E. Church Street, Bethlehem PA
Wednesday, April 13, 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

Messages must be received by 4:00 PM on Monday, April 11, 2022.

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

1. 743-745 Center Street (CID 209-005378, PID P6NE1B 19 4 0204)

Appeal of Alexander Pirro, on behalf of 743 Center St, LLC, to convert the commercial unit (commonly known as 745 Center St) into a dwelling, which requires a Variance to waive the requirement of a commercial use on the front street level and where fronting on an arterial; Dimensional Variances for minimum tract size, 9,000 SF required, 4,958 SF existing, to reduce the lot area per dwelling, 2,500 SF required, 708 SF proposed, or one dwelling permitted, six dwellings existing, and a seventh dwelling proposed and for minimum lot width, 90' required, 67' existing and a Variance to eliminate the minimum off-street parking requirement, two spaces required, none existing, none proposed (Sections 1305.01(a) Footnote 1, 1306.01(a)(4), 1306.01(b)(2)(a), 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 67' x 74' / 4,958 SF CL – Limited Commercial
Zoning District

2. 557-559 East Broad Street (CID 207-004181, PID P6NE2D 7 3 0204)

Appeal of David Badillo, on behalf of Red Church Lehigh Valley, INC, to convert the former commercial restaurant into an institutional place of worship, which requires a Variance to waive the requirement of a commercial use on the front street level and where fronting on an arterial and a Variance to reduce the minimum off-street parking requirement, 50 spaces required, 10 dedicated and nine shared spaces existing (Sections 1305.01(a) Footnote 1, 1319.01(a)(28), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: Irregular / 9,920 SF CL – Limited Commercial
Zoning District

3. 502-504 East Fifth Street (CID 204-002067, PID P6SE1B 32 1 0204)

Appeal of Louis Intile, on behalf of Lower Carlton Street Realty, LLC, to construct two Single-Family Semi-Detached Dwellings (aka Twin Dwellings), which requires Dimensional Variances for minimum tract size, 6,000 SF required, 4,000 SF existing, to reduce the lot area per dwelling, 3,000 SF required, 2,000 SF proposed, or one dwelling permitted, two proposed and to reduce the minimum lot width, 60' or 30' per unit required, 40' or 20' per unit proposed and a Variance to reduce the minimum off-street parking requirement, six spaces required, four proposed (Sections

1306.01(a)(4), 1327.02(c), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 100' / 4,000 SF

RT – High Density Residential &
Student Hosing Overlay
Zoning Districts

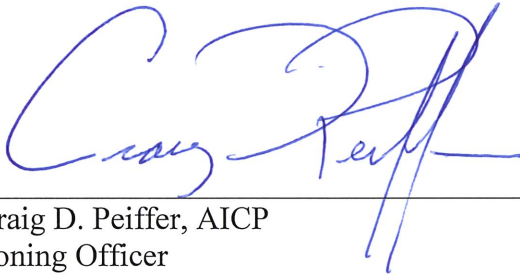
4. 251 East Church Street (CID 206-003736, PID P6NE4B 5 24 0204)*

Appeal of Valerie Peters for a Variance to operate a Bed and Breakfast Inn within a Two-Family Detached Dwelling, or in the alternative, a Special Exception to operate a Bed and Breakfast Inn at the subject property (Sections 1301.04, 1302.12, 1302.39, 1302.40, 1304.01(b)(2), 1322.03(g), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 30' x 180' / 5,400 SF

RT – High Density Residential
Zoning District

***This case has been continued to the May 11, 2022, Alternate Meeting Date.**



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