

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

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, June 28, 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. 1323-1329 Spring Street/282 13<sup>th</sup> Avenue (CID 113-012448, PID 642706353782 1)  
Appeal of Theresa LiBardi and Laura Schultz to construct a one (1) story addition to an existing single-family dwelling in excess of 5% of the current building footprint which requires a Special Exception. (Sections 1323.04(b), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 110 X 130 / 14,300 SQ FT RS –Single Family Residential Zoning District
2. 2650 Linden Street (CID 214-016622, PID N6NE2 2 4 0204)  
Appeal of Macada Partners, 2650 Linden LLC. to construct 2-story, multi-family structure with 8 total dwelling units which requires a dimensional variance for minimum lot size 4,000 sq. ft. per unit required, 3,000 sq. ft. per unit proposed and parking setback 15’ required, 5’ proposed (Sections 1306.01(b), 1322.03(II)(5)(i), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 120 x 200 / 24,000 SQ FT RG –Medium Density Residential Zoning District
3. 910-930 Fire Lane (CID 216-021722, PID P7 17 14 0204)  
Appeal of Robert Justin Huratiak on behalf of HH Saucon Square, LLC to add an additional five (5) residential units to an existing 28 Unit Apartment Complex which consists of two (2) buildings which requires a Special Exception. (Sections 1323.04, 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: 4.28 AC / 186,436.8 SQ FT RR –Restricted Residential Zoning District
4. 1147 Arcadia Street (CID 215-019145, PID N6SE3B 21 10 0204)  
Appeal of Seselia Vuono on behalf of Leonard Vuono to convert the existing first floor of a Residential Single-Family home into a Hair Salon which requires a Special Exception to allow for the proposed Major Home Occupation. (Sections 1319.03, 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).  
Record Lot: .1653 AC / 7,200.468 SQ FT RT – High Density Residential Zoning District
5. 510 Taylor Street (CID 203-001824, PID P6SE1C 3 24 0204)  
Appeal of James P. Byszewski on behalf of Van Buren Development, LLC. to construct a Single-Family Semi-Detached Dwelling (also known as a Twin Dwelling) to house Students within the Student Housing Overlay District which requires dimensional variances for minimum tract size, 6,000 sq. ft. required 4,000 sq. ft. existing, lot area per dwelling unit, 3,000 sq. ft.

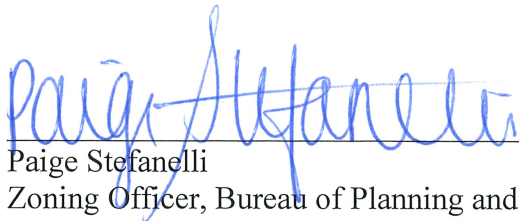
required and 2,000 sq. ft. proposed, lot width 30' feet required and 20' existing and to reduce the off-street parking requirement, 6 spaces required, 4 spaces proposed. (Sections 1306.04, 1327.02(c), 1325.06, 1325.07, 1325.08 and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40 x 100 / 4,000 SQ FT

RT – High Density Residential  
Zoning District

SH – Student Home Overlay

Zoning District

  
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Paige Stefanelli  
Zoning Officer, Bureau of Planning and Zoning