From: Taylor, David
To: DZ-NISIC@gmail.com
Cc: Roberts, Christina M
Subject: 723 12th Ave, Rear Addition.
Date: Friday, October 9, 2026 11:40:00 AM
Attachments: ZHB HandOut.pdf
Blank ZHB Application.pdf

Your property is located in the RS (Single Family) Zoning District and requires an 8' setback from side lot lines [ZO §1306.01(a)2].
While your existing dwelling has av legal non-conforming setback of 5', ZO § 1323.04(c) requires "Any expansion of a nonconforming use or structure shall meet all required setbacks and all other requirements of this Ordinance".
In order to proceed with this project, you will be required to secure a variance from the City of Betlehem Zoning Hearing Board from the setback requirements of ZO §1306.01(a)2.

For you convenience, I am attaching a Zoning Hearing Board application and Hand-Out that discusses that process.

Kind Regards,



David Taylor
Zoning Officer, City of Bethlehem
Zoning Map
Zoning Ordinance
Permit Applications & Forms

Planning & Zoning Bureau **o** City of Bethlehem **o** 10 E. Church Street **o** Bethlehem, PA 18018