

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING  
Notice is hereby given that the **ZONING HEARING BOARD** will have a meeting

**City Hall Rotunda**

**10 E. Church Street, Bethlehem PA**  
**Wednesday, February 26, 2020 @ 6:30 PM**  
for the purpose of hearing the following appeals.

**APPLICANT MUST APPEAR AT THE MEETING**

1. 1039 Decatur Street (CID 214-014667, PIN N7NW4A 6 2 0204)  
Appeal of Dominic Villani, Jr. on behalf of 565 West Lehigh Partners, LLC, to subdivide a lot, which requires a Dimensional Variance to reduce the minimum lot width for one of the two proposed lots, 75' required, 70' proposed (Sections 1306.01(a)(2), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 120' x 145' / 17,379 SF

RS – Residential Single-Family  
Zoning District

2. 124-128 West Union Boulevard (CID 208-005267, PID P6NW2B 9 1 0204) and 114 West Spruce Street (CID 208-005250, PID P6NW2B 7 20 0204)  
Appeal of Brandon Benner, Esq. on behalf of 124-128 W Union Blvd, LLC, for a Variance to reduce the minimum number of off-street parking spaces for 23 multi-family dwelling units previously approved by the Zoning Hearing Board, 41 spaces required, 28 proposed (Sections 1319.01(a)(1)(ii), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: irregular / .2556 acres

CL – Limited Commercial and  
RT – High Density Residential  
Zoning Districts

3. 1002 Linden Street (CID 209-006295, PID N6SE4C 17 2A 0204)  
Appeal of Harry Lomping on behalf of the Jefferson Democratic Club for a Special Exception to expand a Membership Club by constructing a seasonal, unenclosed outdoor patio within the parking lot, a Dimensional Variance to construct a 12' x 31.5' patio within the minimum rear yard setback, 20' required, 10' proposed, and a Variance to reduce the number of off-street parking spaces, 15 existing and 12 proposed (Sections 1304.01(b)(3), 1306.01(a)(4), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 90' x 100' / 9,000 SF

RT – High Density Residential  
Zoning District

4. 730 East Morton Street (CID 204-002443, PID P6SE2A 24 14 0204)  
Appeal of Jie Floyd on behalf of Clen Homes, LLC, for Dimensional Variances to convert the ground floor garage of a single-family detached dwelling into a second dwelling, thereby creating a two-family detached dwelling, 6,000 SF minimum lot size, 3,200 SF proposed and 60' minimum lot width, 40' proposed (Sections 1306.01(a)(4), 1325.06, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 40' x 80' / 3,200 SF

RT – High Density Residential  
Zoning District

  
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Craig D. Peiffer, AICP  
Zoning Officer

Bureau of Planning and Zoning