



ZHB Application Number _____

SITE ADDRESS: 1108 West Broad Street, Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018

1. **Return ten (10) total copies of this application and all supporting documentation and exhibits to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.**
2. Complete applications submitted to the Zoning Hearing Board will be scheduled for a hearing no sooner than 21 days and no later than 60 days from the date of receipt, unless an extension of time is agreed upon in writing by the applicant. **ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.**
3. **If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.**

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated _____
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☒ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: _____

SECTION 1

APPLICANT:	
Name	Bethlehem Dental Care - Dr. Dean Jepson, Dr. Scott MacMillan
Address	
Phone:	
Email:	

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.
Name
Address
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
Phone:
Email:

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
1306.01	4 feet (side yard)	2 feet 9 inches	

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: _____

1319.02 - Reduced number of off-street parking - current patients park on street where ample parking is provided nearer the front entrance on Broad Street. Parking in lot is currently only used by staff, and proposed layout is adequate for their needs.

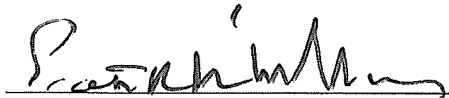
If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

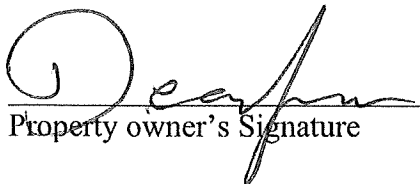
A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.


Applicant's Signature

9/16/26
Date


Property owner's Signature

9/16/26
Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

September 15th, 2026

Statement of Applicant: Zoning Relief Narrative

Applicant: Bethlehem Dental Care (Dr. Dean Jepson, Dr. Scott MacMillan)

Prepared by: Elliot Nolter, architect/owner, East Spruce design / build

Property Address: 1108 West Broad Street, Bethlehem, PA 18018

1. Side Yard Setback Relief (Section 1306.01)

Zoning relief is requested from the required 4-foot side yard setback under Section 1306.01 to permit a proposed setback of 2 feet 9 inches. Relief is sought for the following reasons:

Exam Room Dimensions: Recommended standards call for an exam room width of 10'6". Due to existing site constraints, the proposed layout will only achieve approximately 9'6" per room.

Building Edge Continuity: The existing building already encroaches beyond the setback line. The proposed addition intends to match this existing building edge while fully satisfying the setback requirements along the east property line.

2. Off-Street Parking Reduction (Section 1319.02)

Zoning relief is requested under Section 1319.02 for a reduction in the required off-street parking. Calculation based on occupancy would require 12 off-street parking stalls. We are seeking to maintain the existing amount of off-street parking (6 stalls). Relief is sought for the following reasons:

Patient Parking Habits: Patients find on-street parking more convenient, as ample street parking is available directly adjacent to the main entrance on Broad Street, 10th & 11th Avenues.

Staff Parking Capacity: The rear parking lot is used exclusively by staff. The existing lot accommodates 6 staff vehicles. Following the removal of the detached garage structure, the proposed layout will maintain the same capacity of 6 staff vehicles.

Sincerely,



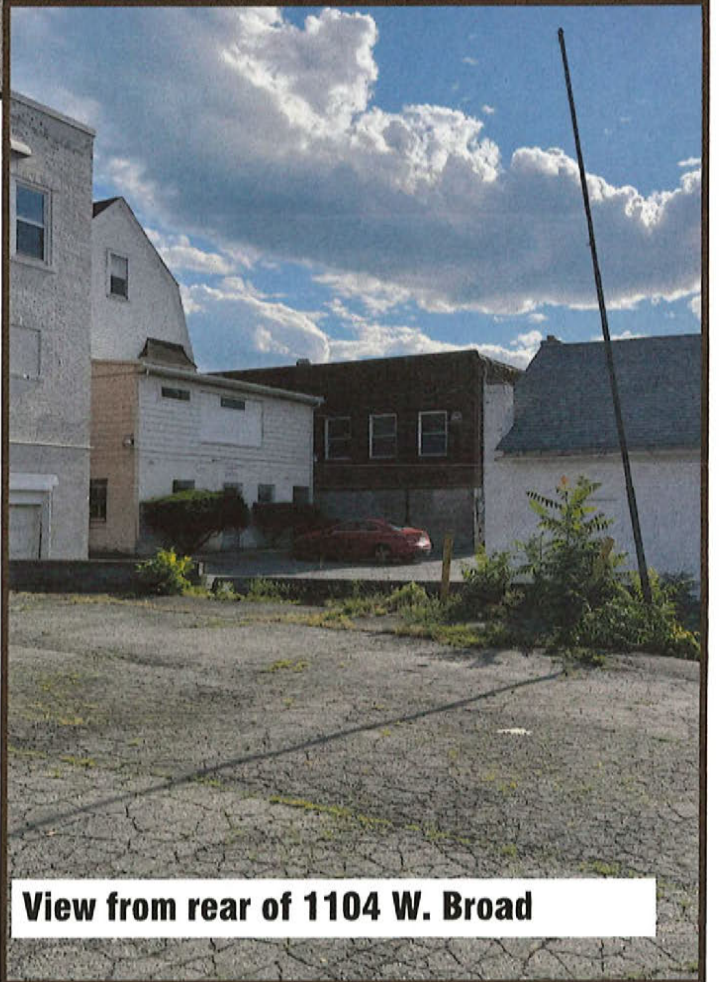
Elliot Nolter, RA CPHC
architect / owner



View of property from W. Raspberry St.



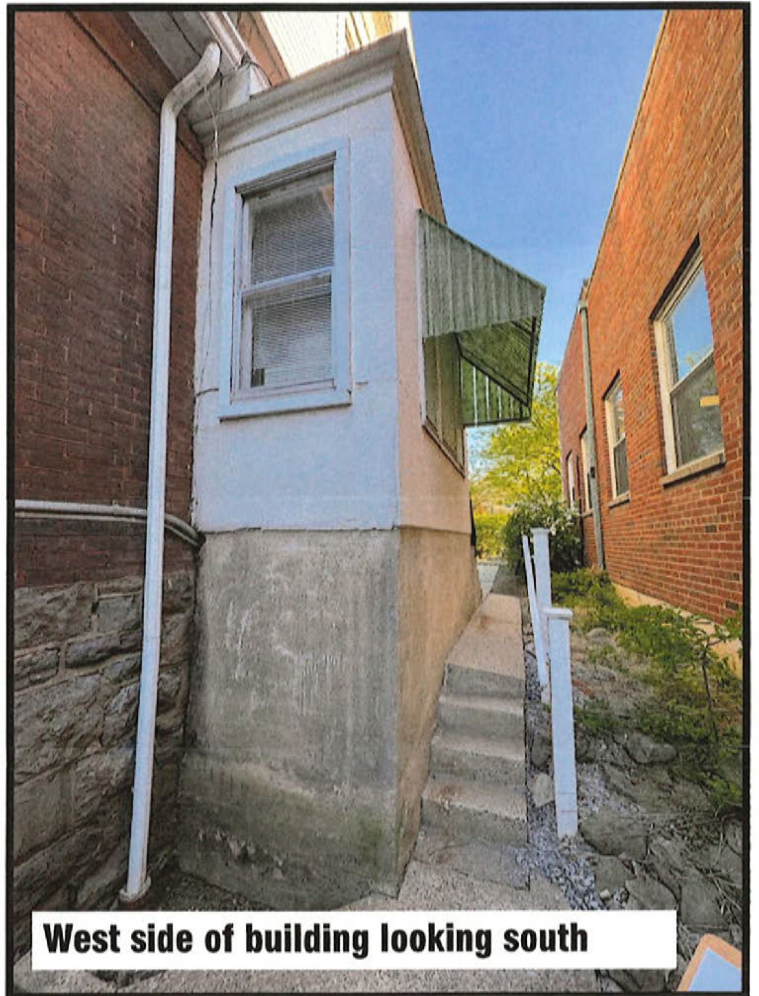
Rear Parking behind existing garage



View from rear of 1104 W. Broad



East side of building looking south



West side of building looking south



Aerial looking south