

CITY OF BETHLEHEM, PENNSYLVANIA  
ZONING HEARING BOARD - PUBLIC HEARING

**City Hall Rotunda**  
**10 E. Church Street, Bethlehem PA**  
**Wednesday, September 22, 2021 @ 6:00 PM**

**Due to the COVID-19 Pandemic, all parties shall wear a mask while inside City Hall**

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or at Bethlehem City Hall,  
10 East Church Street, Bethlehem, PA 18018.

Questions and comments may be submitted in advance of the hearing to:  
[planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov)  
Messages must be received by 4:00 PM on Monday, September 20, 2021.

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

1. 424 Center Street (CID 206-003684, PID P6NE4B 2 2 0204E)  
Continuation of the Appeal of Amanda DiIorio on behalf of 424 Center, LLC, to convert the former Unitarian Universalist Church into an Artists Management Company, which requires a Use Variance to permit a Crafts or Artisan's Studio; Dimensional Variances to construct a 518 SF Addition, which exceeds the maximum building coverage, 35% permitted, 56% existing, 57% proposed, and a Special Exception to reduce the off-street parking, 124 required, two existing, three proposed (Sections 1304.01, 1306.01(a)(4), 1319.01(a)(21), 1319.02(b)(5)(6), 1325.06, 1325.07, and all associated Variances, Special Exceptions, and Interpretations).

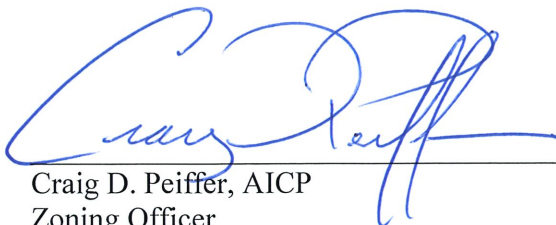
Record Lot: 100' x 180' / 18,000 SF RT – High Density Residential Zoning District

2. 258 East Market Street (CID 206-003846, PID P6NE1C 29 6 0204)  
Appeal of Mary Ellen Williams, on behalf of Doctor & Sir, LLC, and 258 E Market Street, LLC, from an Enforcement Notice, dated July 15, 2021, for using the above referenced property, all or in part, to provide housing for transient occupants contrary to the provisions of 1304.01(b) of the Zoning Ordinance (Sections 1304.01(b), 1325.05, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 50' x 180' / 9,000 SF RT – High Density Residential Zoning District

3. 2-4 West Church Street (CID 206-003712, PID P6NE4A 5 6 0204)  
Appeal of Mary Ellen Williams, on behalf of Doctor & Sir, LLC, and 4 West Church St, LLC, from an Enforcement Notice, dated July 15, 2021, for using the above referenced property, all or in part, to provide housing for transient occupants contrary to the provisions of 1304.01(b) of the Zoning Ordinance (Sections 1304.01(b), 1325.05, and all associated Variances, Special Exceptions, and Interpretations).

Record Lot: 50' x 83' / 4,150 SF RT – High Density Residential Zoning District



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