



SITE ADDRESS: 251 E. Church Street

Office Use Only:

DATE SUBMITTED: 12.22.2022

HEARING DATE: 02.23.2022 CONT'D TO 04.13.2022

PLACARD: 02.08.2022

FEE: \$ 500.00

ZONING CLASSIFICATION: RT

LOT SIZE: 30' x 180' OR 5,400 SF

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

1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.
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**

<b>APPLICANT:</b>	
Name	<b>Valerie Peters</b>
Address	<b>251 E. Church Street</b>
	<b>Bethlehem, PA 18018</b>
Phone:	██████████
Email:	██████████
<b>OWNER</b> (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	<b>Applicant is the owner</b>
Address	
Phone:	
Email:	
<b>ATTORNEY (if applicable):</b>	
Name	<b>James F. Preston, Esquire</b>
Address	<b>38 West Market Street</b>
	<b>Bethlehem, PA 18018</b>
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

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

**Section 1304.01(b)(2); Bed and Breakfast**

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

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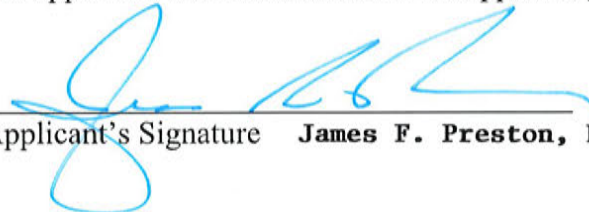
**NARRATIVE**

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.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

By:  \_\_\_\_\_  
Applicant's Signature **James F. Preston, Esquire**

**December 22, 2021**  
Date

\_\_\_\_\_  
Property owner's Signature

\_\_\_\_\_  
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.**

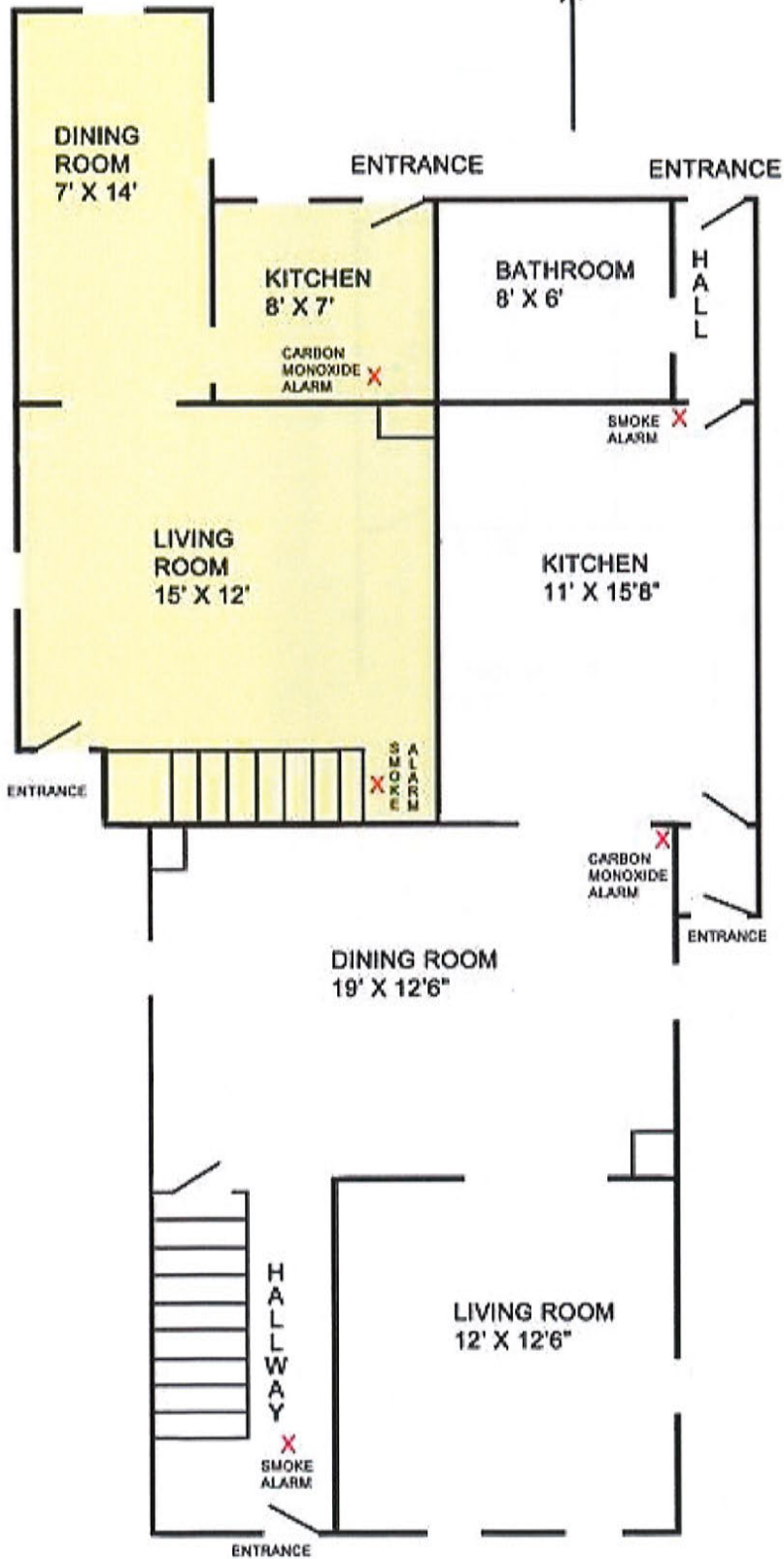
## Narrative

In Re: Appeal of 251 E. Church Street

The Applicant is requesting a special exception pursuant to Z.O. § 1304.01(b)(2) to operate a bed and breakfast use at the subject property. The Application should be granted because the use satisfies the objective requirements set forth in Z.O. § 1322.03(g).

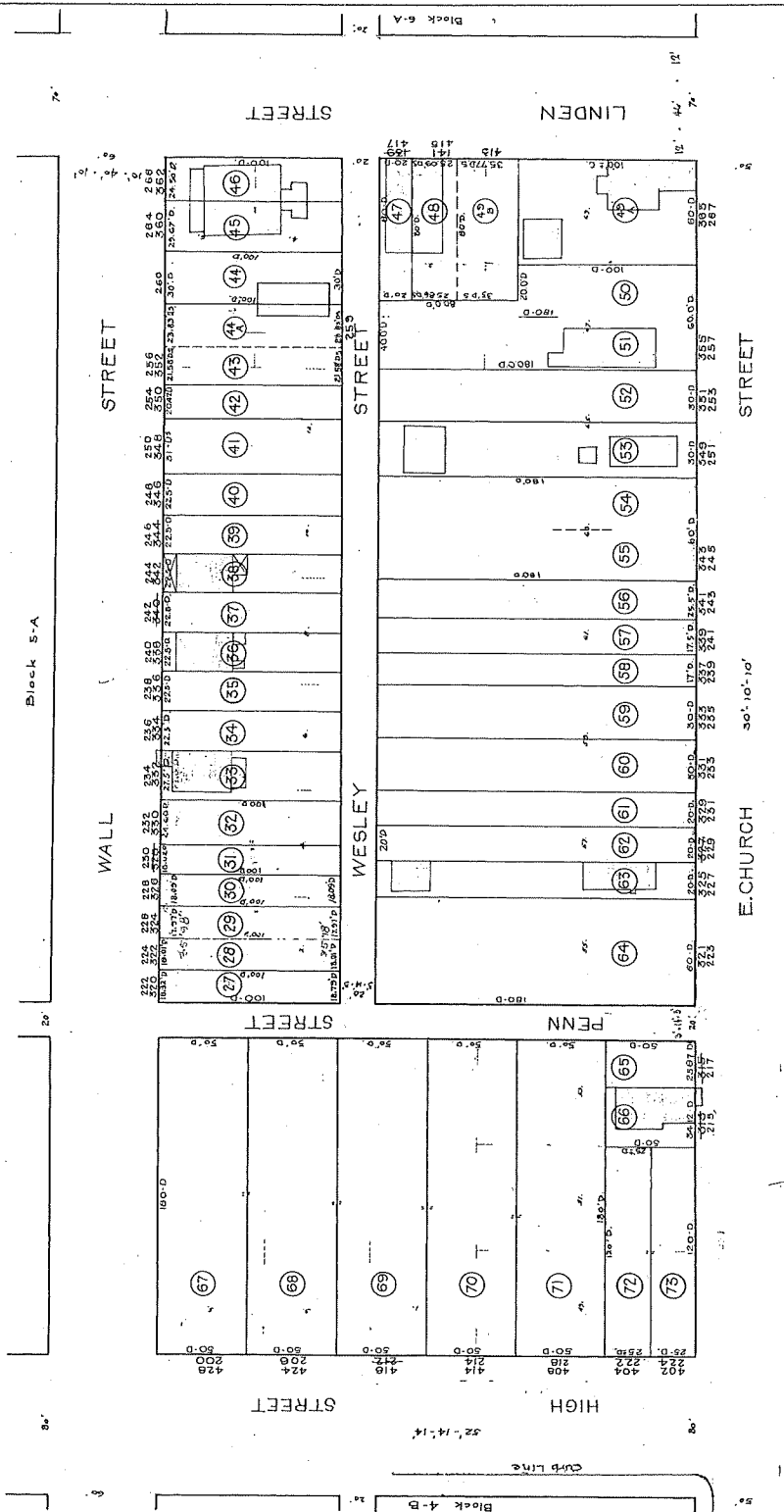
FIRST FLOOR

NORTH



WARD  
6  
BLOCK  
5  
B

CITY OF BETHLEHEM  
DEPARTMENT OF  
ENGINEERING  
ASSESSMENT MAP



BLOCK SURVEY  
SHOWING  
DEED AND OCCUPATION DISTANCES  
SCALE 1 IN. = 40 FT. DATE 1919  
R. L. FOX, CITY ENGR

Block 12  
Nisky Hill Cemetery

1919-20  
2014-2015

251 E CURRA ST.

Wesley Street

Garage  
29'X20'

Yard  
30' X 101'

Patio  
14'X29'

House  
27.5' X 56'

Sidewalk

Church Street

