

"ORIGINAL"



SITE ADDRESS: 424 Center St., Bethlehem, PA 18018

03.17.2022

Office Use Only: \_\_\_\_\_

DATE SUBMITTED: March 15, 2022

HEARING DATE: April 27, 2022

PLACARD: APRIL 14, 2022

FEE: \$ 500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 100' x 180' or 18,000 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	<u>Michael Bianco</u>
Address	<u>1921 California Rd, Richlandtown, PA 18955</u>
Phone:	<u>                    </u>
Email:	<u>                    </u>
<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	424 Center LLC. - Amanda Dilorio
Address	100 W Macada Rd, Bethlehem, PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable):	
Name	Michael C. Deschler <span style="margin-left: 100px;">MICHAEL RECCHIUTI</span>
Address	44 E. Broad Street, Suite 210
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

**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: \_\_\_\_\_

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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):

1302.66. 1322.03(2)(20). 1325.06

Adaptive reuse of a Place of Worship into a Dwelling and Live Work Unit

**NARRATIVE**

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

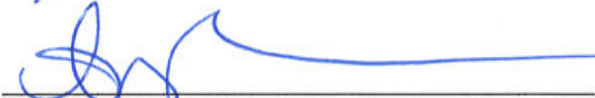
**CERTIFICATION**

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.

  
\_\_\_\_\_  
Applicant's Signature

March 15,2022  
Date

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

March 15,2022  
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 for Zoning Application to the City of Bethlehem- 424 Center St.**

The potential buyer is seeking a live work variance as this property allows for in house residence of the property. The unique quality of the building allows for the utilization of the space for Christmas decor preparation with no negative impact to the local neighborhood and surrounding occupants. The living on the property while being granted ability to work on the property will also allow the residence to maintain the historic elements and keep the building looking great for years to come.

### **Modifications and Maintenance:**

Adding 2 parking spaces adjacent to the existing parking space and garage.

Upgrading some of the existing bathrooms with showers.

Repair of broken and missing bricks on the structures.

Cleaning of all the brick surfaces.

Restoration and cleaning of all the stained-glass windows

Repair of the exterior concrete steps.

### **Notes:**

We will be living full time on the property.

Work will be restricted to the areas described on the following pages.

There will be no retail business conducted at this location.

Clients will not be coming to the property.

No business signs will be posted on the property.

No toxic or highly hazardous substances will ever be at the property.

Michael Bianco

[mike@bianco.net](mailto:mike@bianco.net)

610-509-9264

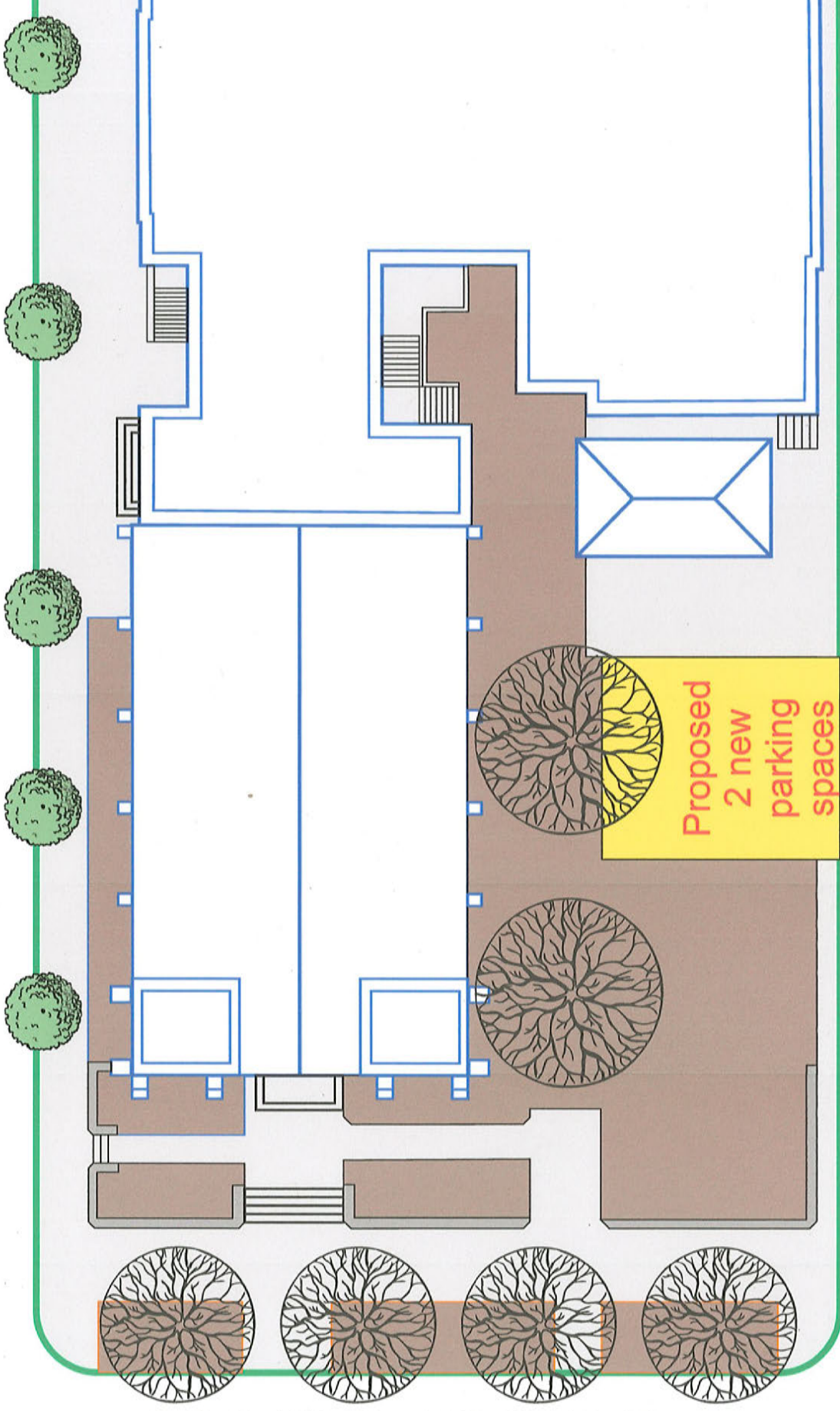
Wall Street

Center Street

Pine Street

Wesley Street

424 Center Street  
Bethlehem, PA 18018



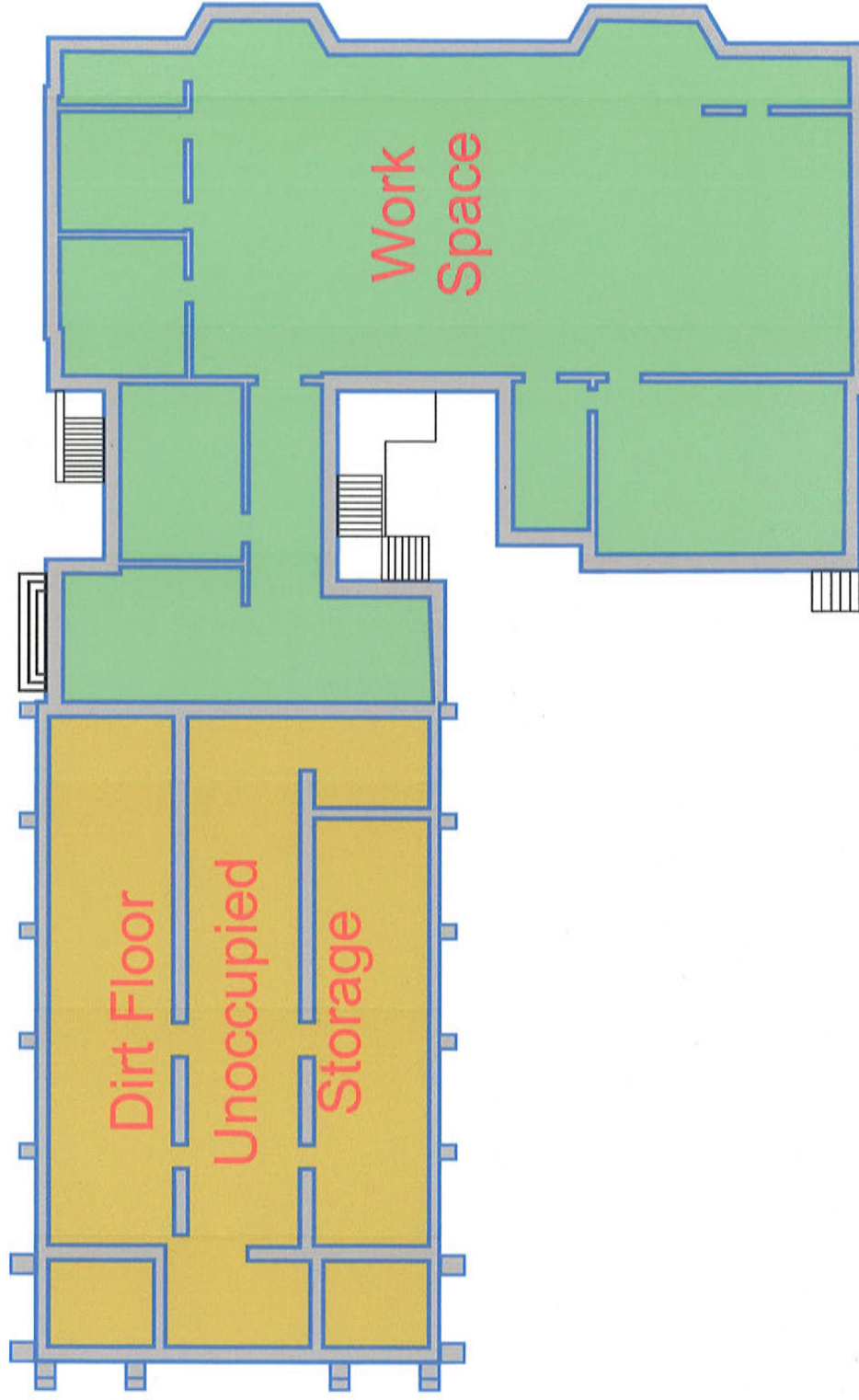
Proposed  
2 new  
parking  
spaces

2 EXG SPACES



Michael Bianco  
March 15, 2022

# Floor Plan - Basement of Church & Lower Level of Annex



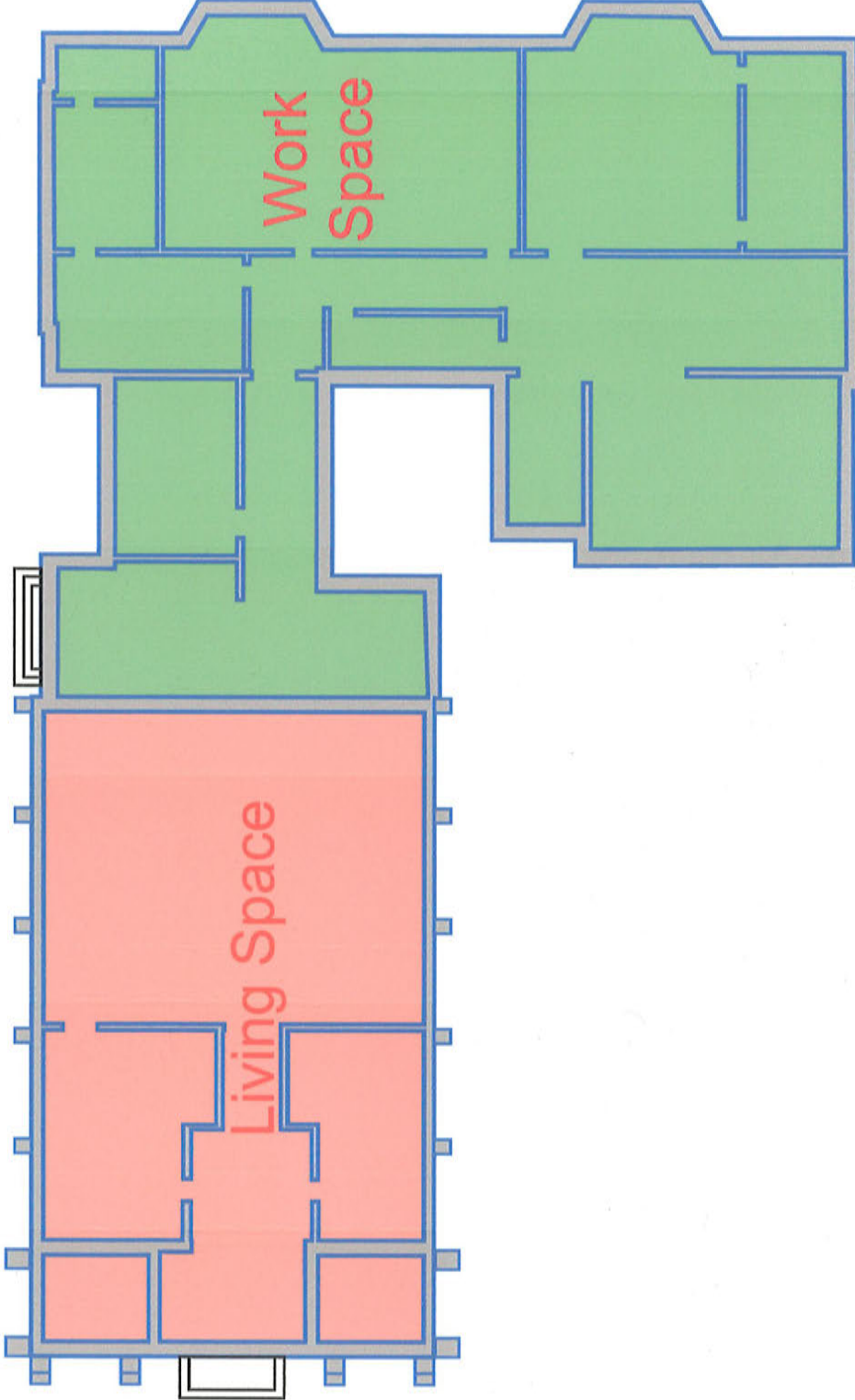
424 Center Street  
Bethlehem, PA 18018



Michael Bianco  
March 15, 2022



# Floor Plan - First Floor of Church & Second Level of Annex

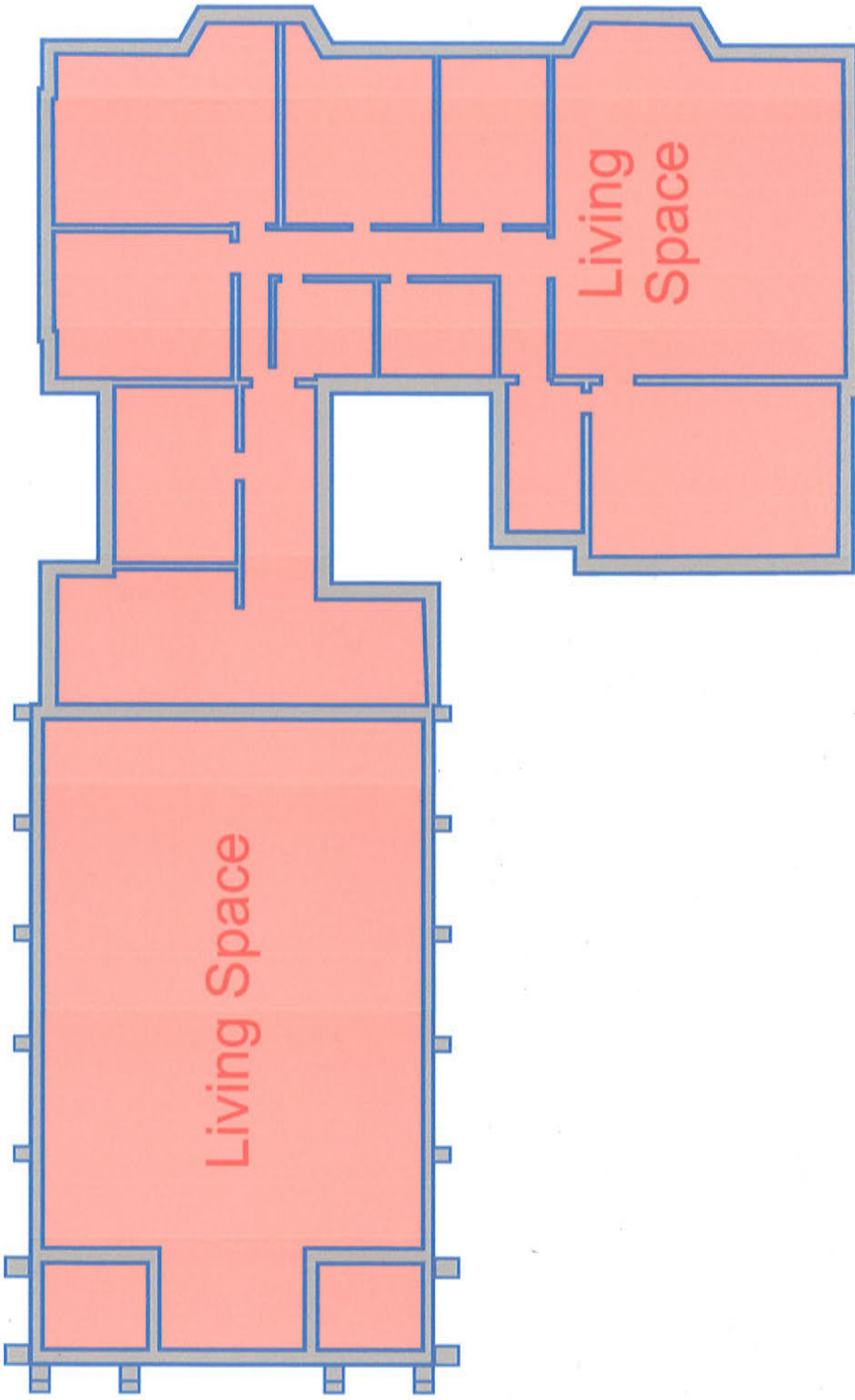


424 Center Street  
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Floor Plan - Second Floor of Church & Third Level of Annex



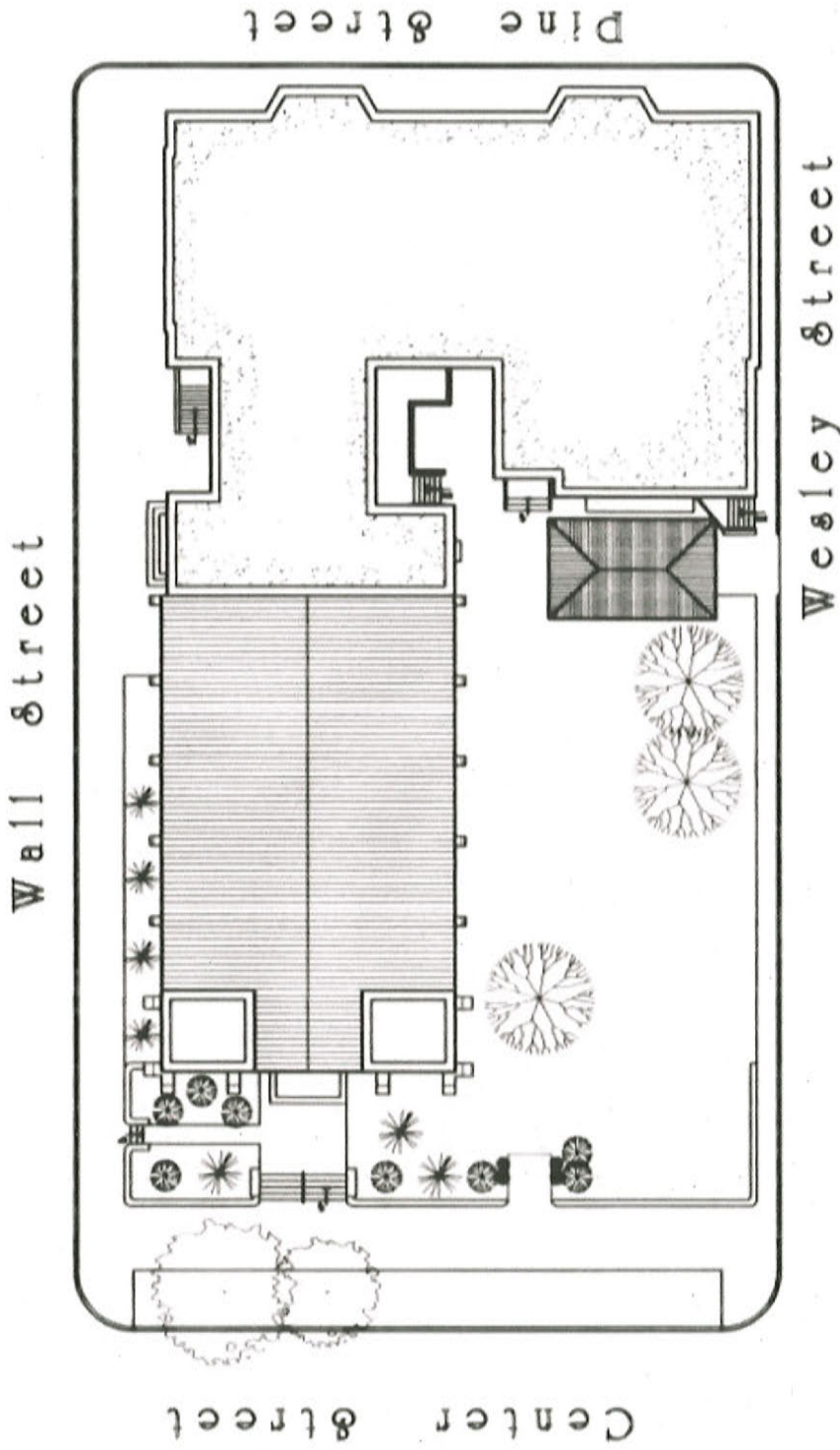
424 Center Street  
Bethlehem, PA 18018



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March 15, 2022



**SITE PLAN**



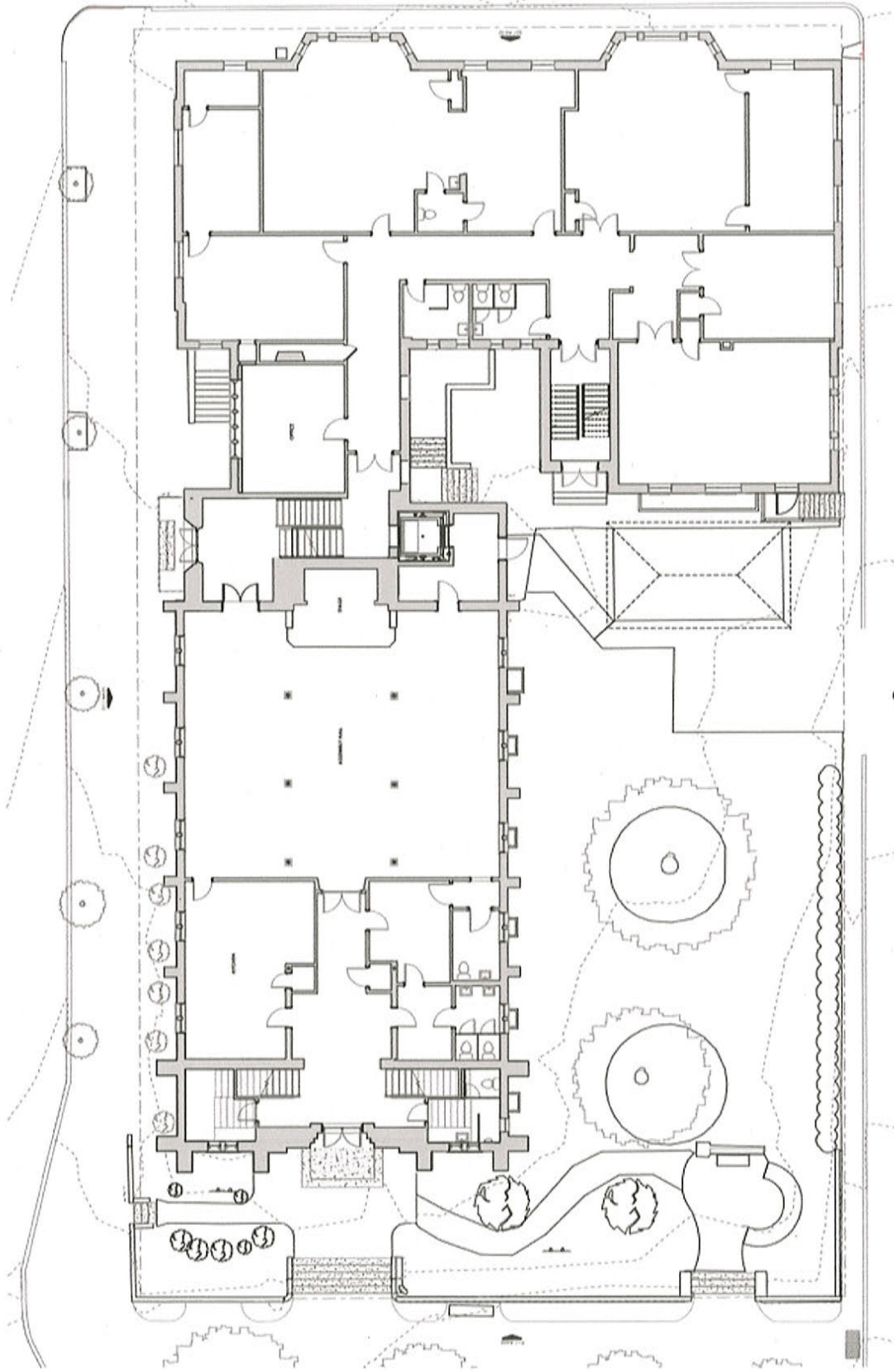
**Site Plan**

Scale: 1" = 10'-0"



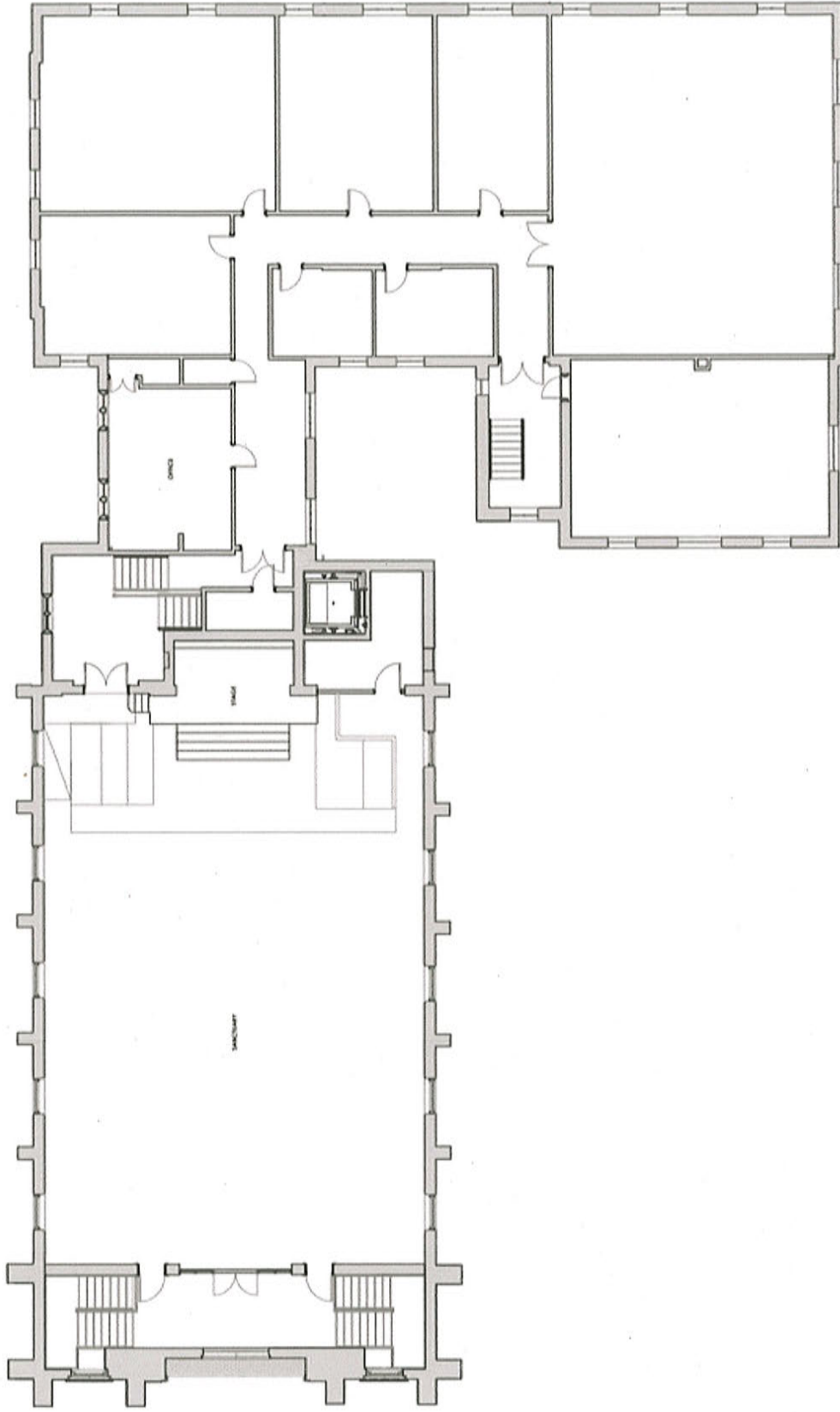
North

FIRST CHURCH AND SECOND FLOOR ANNEX FLOOR PLAN



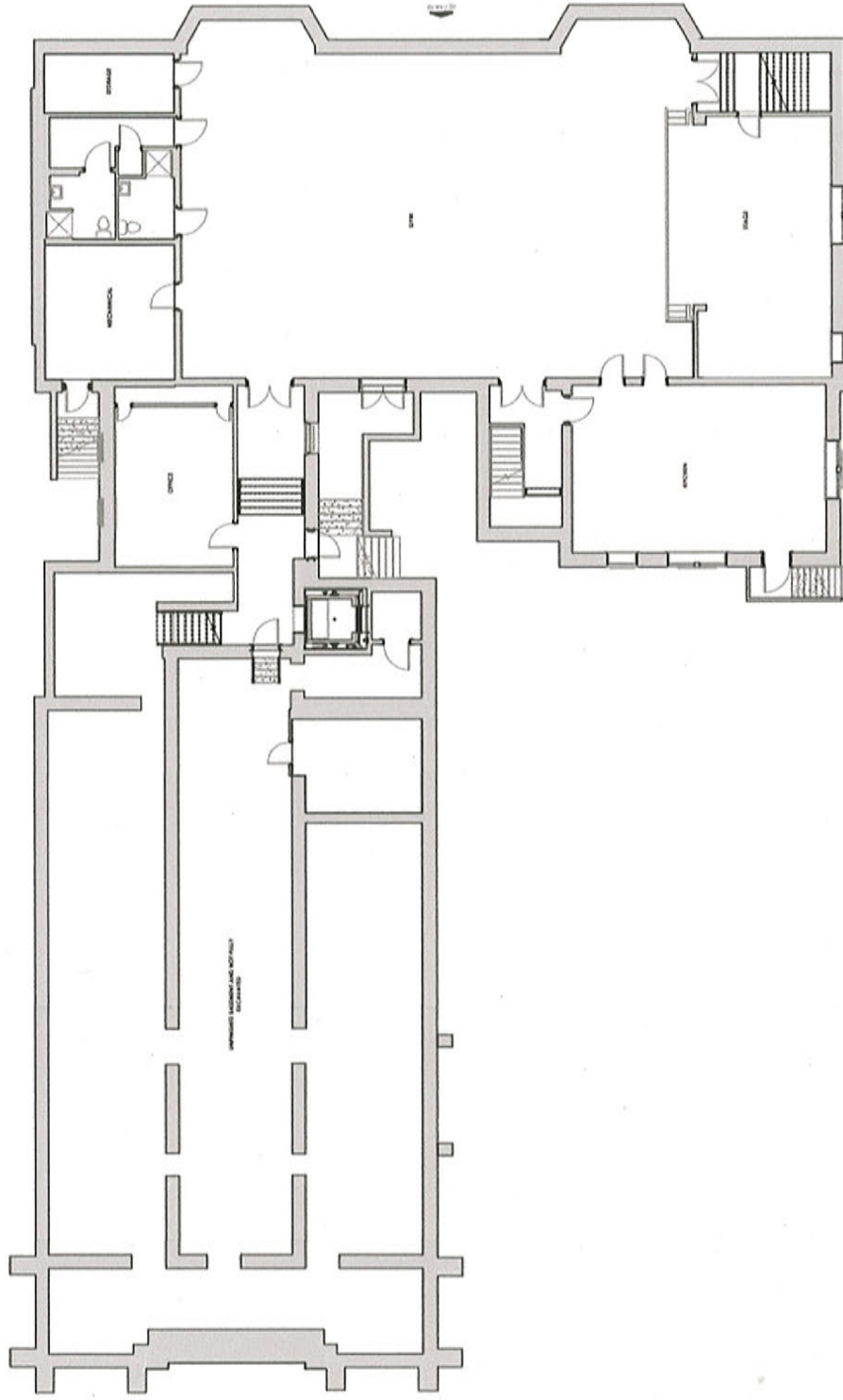
01 - MEZZANINE AND LEVEL 02 PLAN

SECOND FLOOR CHURCH AND THIRD FLOOR ANNEX FLOOR PLAN



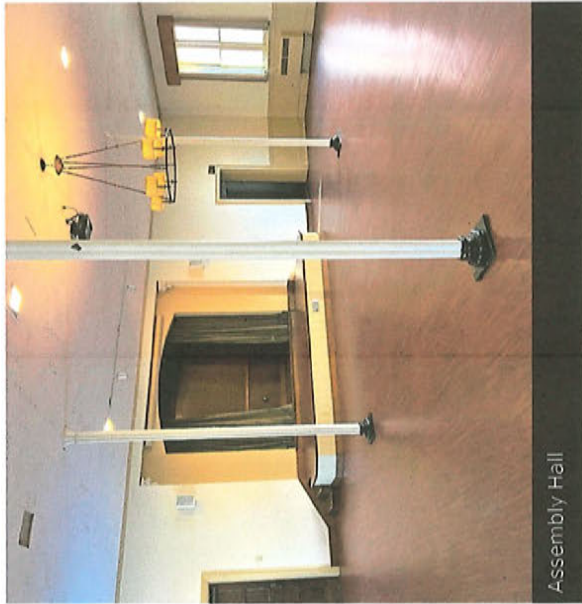


FIRST FLOOR CHURCH AND LOWER LEVEL ANNEX FLOOR PLAN

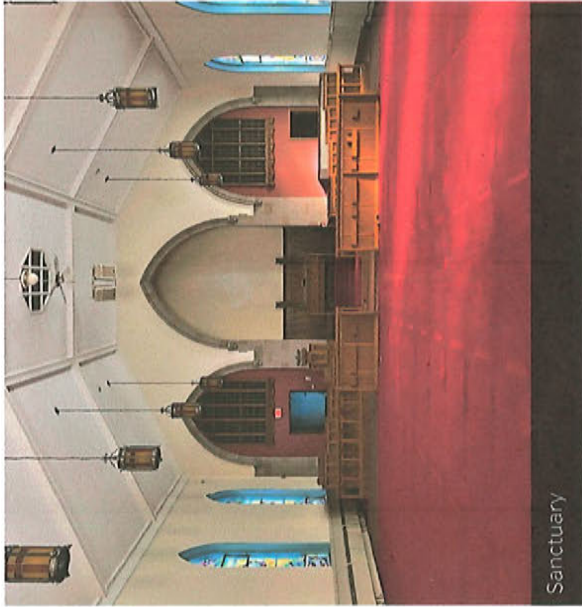


01 - BASEMENT AND LEVEL 01 PLAN

ADDITIONAL PHOTOS



Assembly Hall



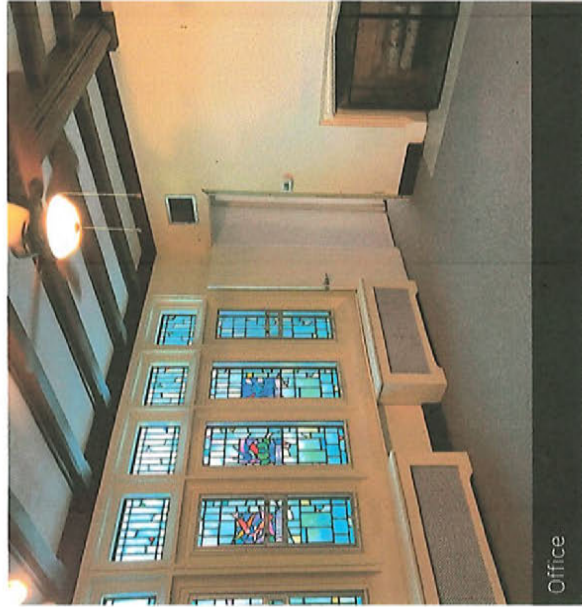
Sanctuary



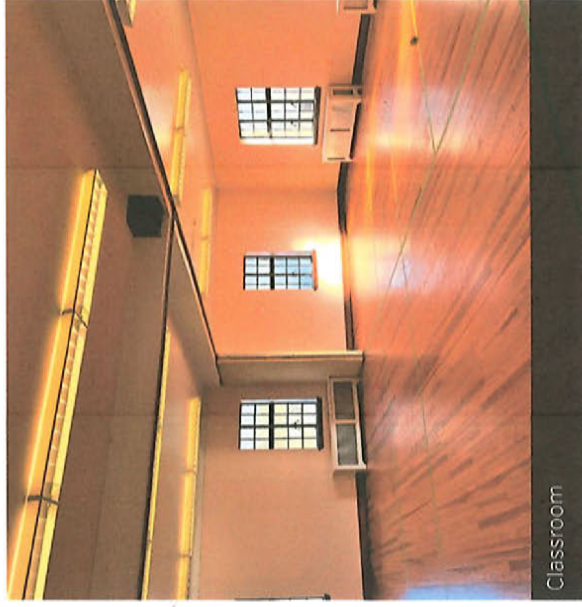
Classroom



Classroom



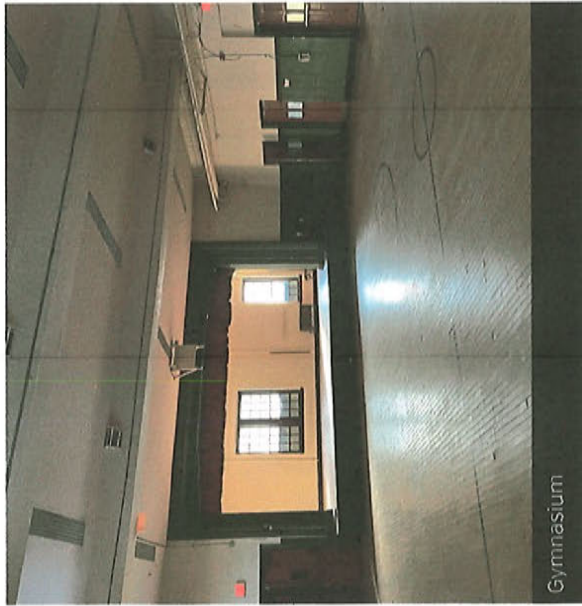
Office



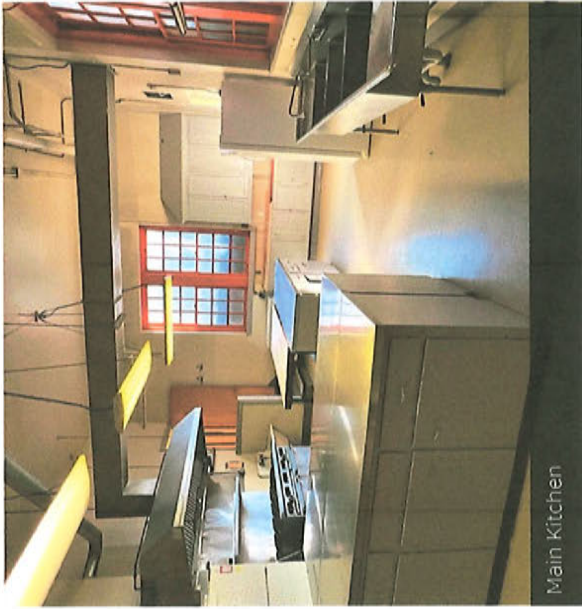
Classroom



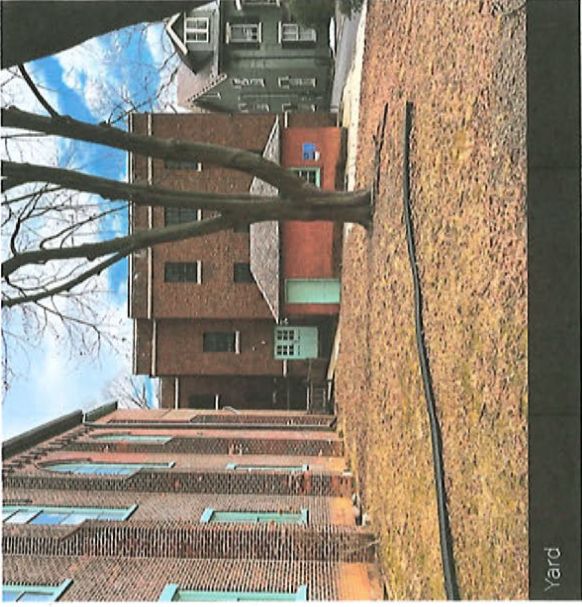
ADDITIONAL PHOTOS



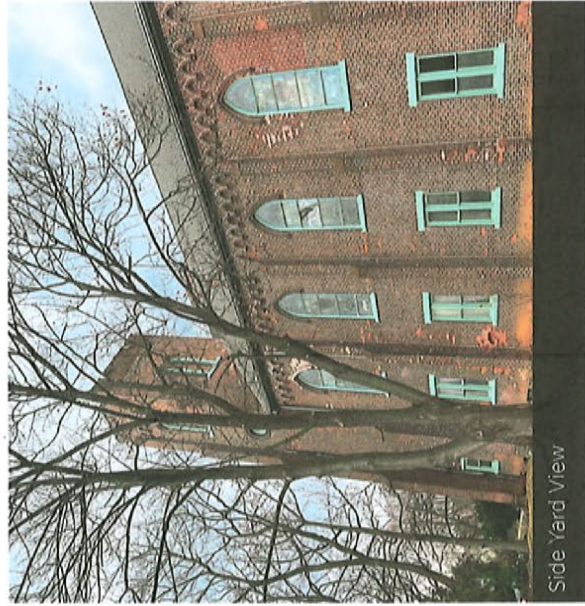
Gymnasium



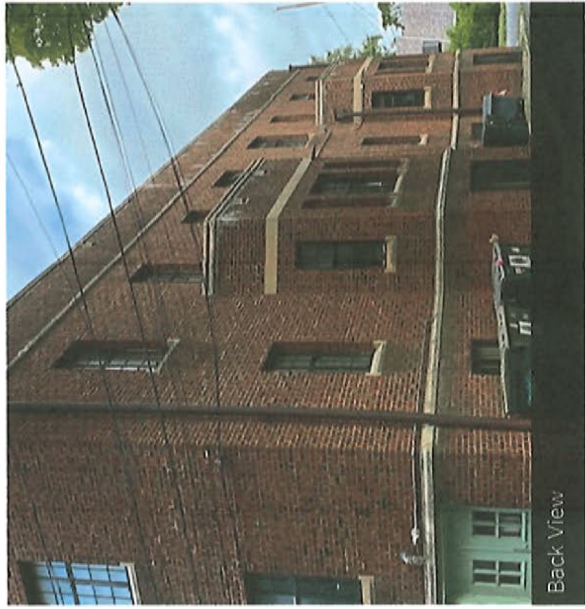
Main Kitchen



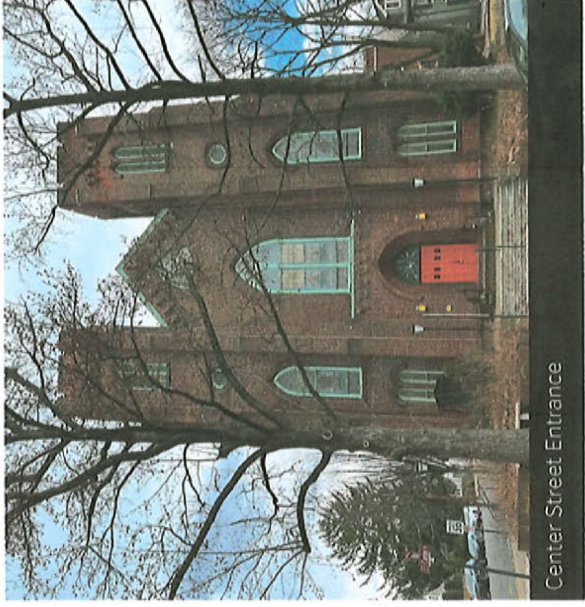
Yard



Side Yard View



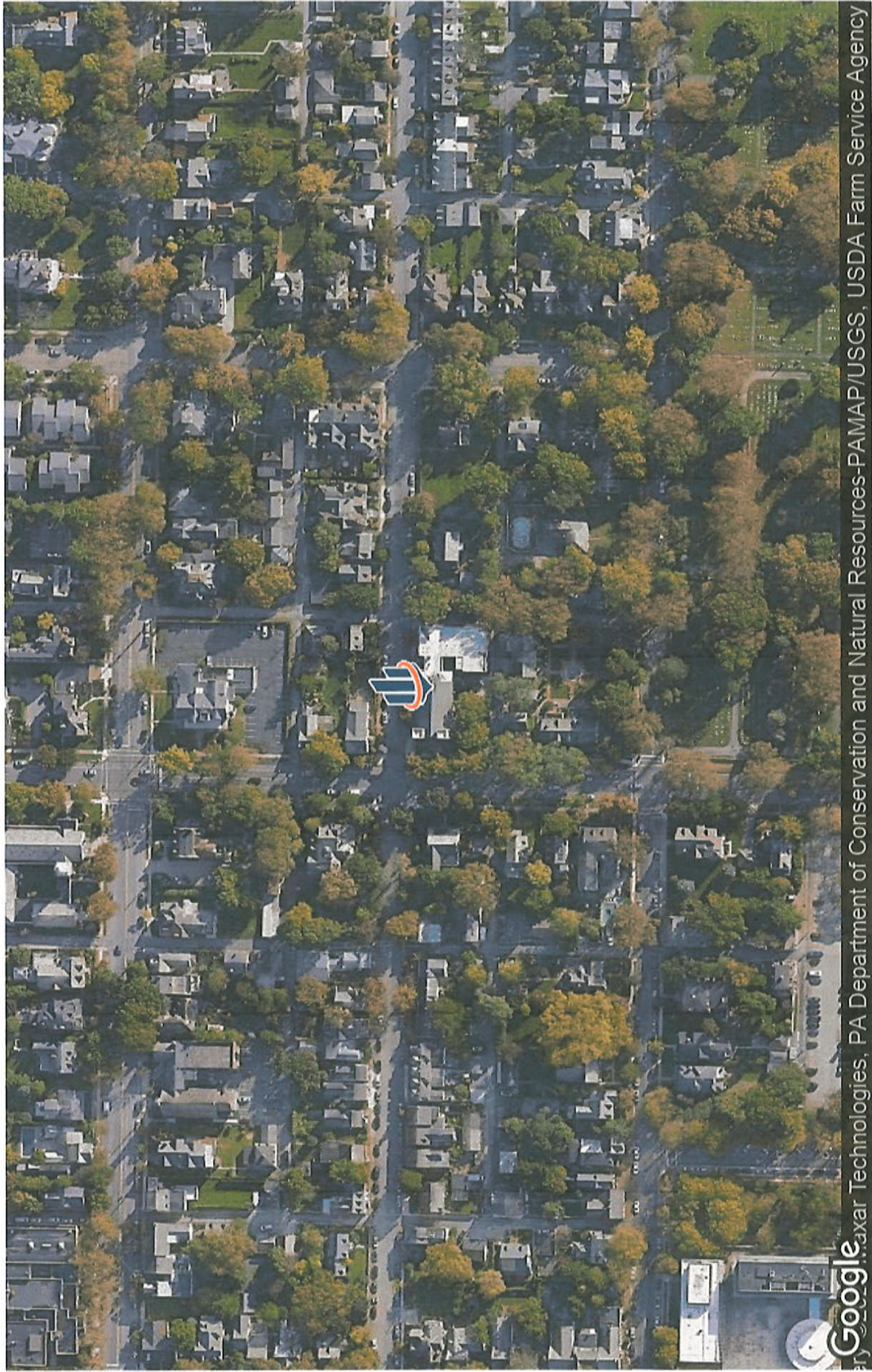
Back View



Center Street Entrance



**AERIAL MAP**



Google Earth  
PAMAP/USGS, USDA Farm Service Agency

424 CENTER STREET, BETHLEHEM 424 Center Street Bethlehem, PA 18018-6019

SVN | IMPERIAL REALTY 15

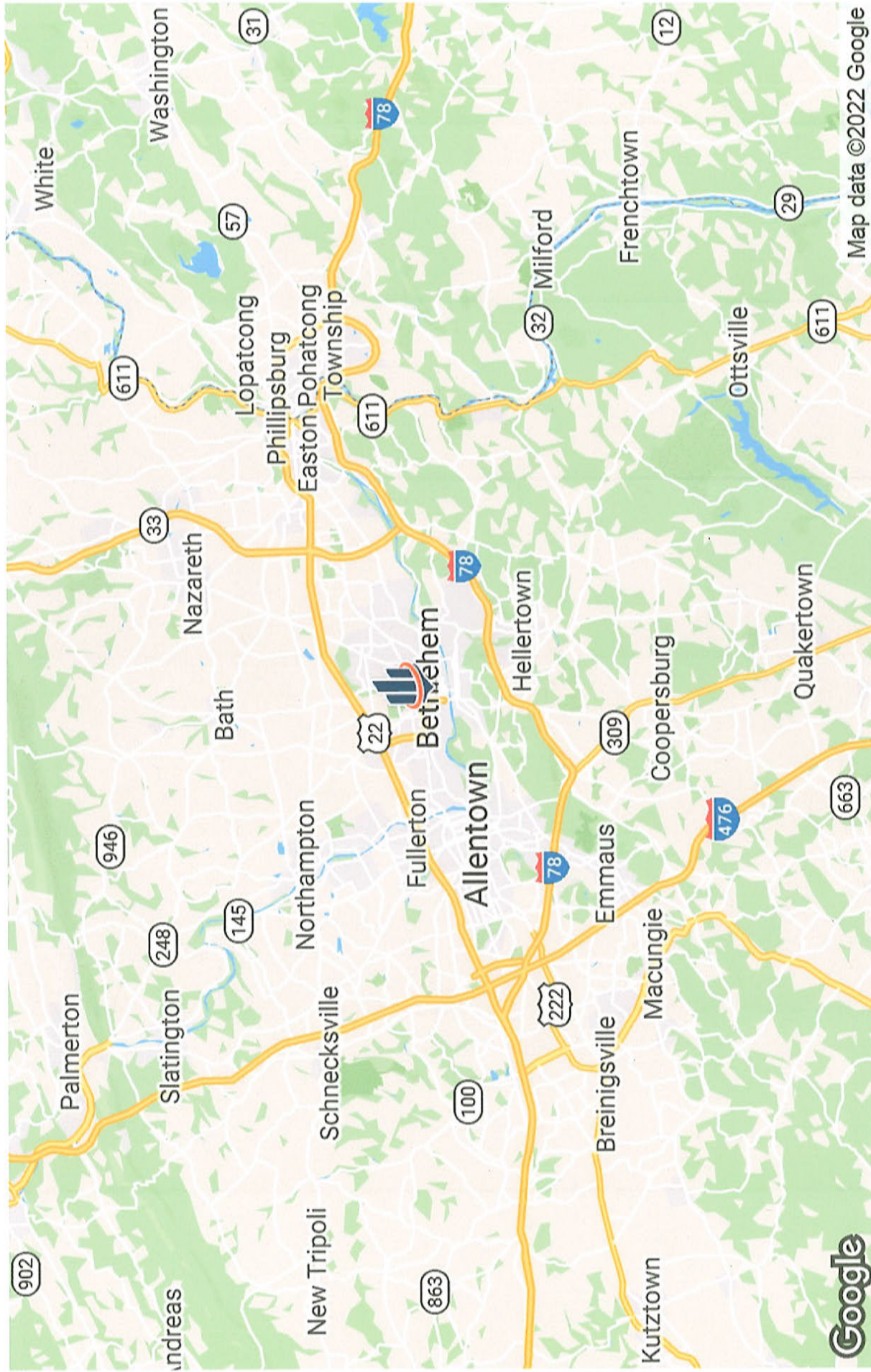


**AERIAL MAP SHOWING BOUNDARIES**





LOCATION MAP



Map data ©2022 Google