



1/21

2025-06

SITE ADDRESS: 802 Spring St, Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: ~~2/2~~HEARING DATE: Feb 26, 2025

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: _____

LOT SIZE: _____

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

1. Return one (1) original and eight (8) 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 on the 4th Wednesday of the month. The hearing will be held on the 4th 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

APPLICANT:	
Name	<u>Alexander Pirro</u>
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

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 architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. 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.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: 1323.07

Change of use from Deli to Bakery

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

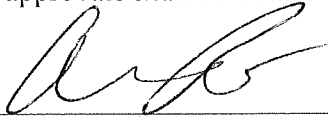
NARRATIVE

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.

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

01/21/2015

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.

To whom it may concern,

My name is Alex Pirro and I am the managing member of 802 Spring St, LLC, which owns 802 Spring St, Bethlehem, PA 18018 (the “**Property**”). This is a 7,800 square foot lot with a 2.5-story, 4-unit commercial building with a ground-floor commercial unit, and 3 apartments above. The neighborhood is zoned RT and therefore the commercial unit is a non-conforming use. I am seeking a special exception to change the ground floor commercial unit from an existing deli-use by the previous owner to a grab-and-go bakery-use. Zoning relief is sought because:

- We are seeking a special exception to change the commercial unit from a restaurant/deli-use to a bakery-use per Section 1323.07 of the Zoning Ordinance.
- We believe the highest and best use is a commercial (grab-and-go) bakery due to
 - the current layout and build-out as a commercial unit with a commercial kitchen and floor drains, a functioning commercial stove hood with installed commercial suppression system, exterior façade/awning and commercial windows (as displayed in the attached photos),
 - the immediate neighborhood’s need for a grab-and-go bakery (with minimal produce selection), and
 - the building’s current curb appeal as a commercial unit.
- We have recently executed a conditional lease with Made by Lino LLC, owned by Melanie Lino, a local businesswoman who is born and raised in Lehigh Valley and dedicated to locally-sourced food and supporting community.

I respectfully request that the change of use be granted because:

- The existing space use is currently built out commercial, and has never been used as a residential unit, at least since the previous owner purchased the Property in 1997. No structural changes shall occur.
- With the City’s approval, Melanie intends to invest over \$20,000 into renovating the unit and exterior into a warm and welcoming grab-and-go bakery. Melanie is the founder of the well-respected bakeshop From Lino and former partner of Lit Coffee Roastery & Bakeshop. She has spent the past nine years building successful businesses that combine her passion for baking with a unique approach to entrepreneurship. Her expertise and craftsmanship have been recognized on a national level. The National Honey Board has honored her as one of the top 20 bakers in the country, acknowledging her dedication to excellence and innovative use of ingredients. Melanie is dedicated to sourcing locally grown ingredients from Lehigh Valley, and emphasizes the importance of health and sustainability to both her staff and her customers. She knows that a bakery (with minimal produce selection) is exactly what this community needs and is extremely hopeful that the zoning hearing board grants us this opportunity.
- The current use as commercial cannot be reasonably changed to residential use without over \$70,000 of investment into both the removal of the current commercial kitchen appliances such as the sinks and the commercial range hood, the preparation of the unit to get it to white box from its commercial build-out, and the construction of several walls, a full bathroom, a residential kitchen, and any fire-code compliance related to residential use.
- The proposed change will be less objectionable than (and certainly no more objectionable) than the current use as a commercial restaurant/deli/kitchen.
 - Traffic: The store is contemplated to be grab-and-go, meaning that the customers should come inside, shop for their baked goods, coffee, or produce, and then depart in less than 20

minutes. This grab-and-go feature was not something contemplated in the past. During the day, which is when the store would be operating, there is very little traffic in the streets of Spring St and 7th Avenue. Please see the 2nd photo taken of the Property at the intersection of Spring St and 7th Avenue, which was captured on January 21, 2025 at 10am EST. There is little to no traffic parked along the streets. Additionally, the previous owner mentioned that he never had an issue with the street parking in the operation of his deli. Finally, although not contemplated to be used by customers, there is currently on-site parking for 3 cars on the Spring St side of the Property, with use of the garage, a car stacked behind the garage and a car pulled just in front of the commercial store. There are also six parking spaces on the Filbert st side of the Property.

- Noise/Smoke: The existing commercial vent is nestled against the building and releases directly above the building rather than into a neighbor's property. It is functioning properly and shall be used in compliance with local code. Melanie does not foresee any use that would be loud at all, let alone any louder than a deli use.
- Storage & Waste: The Garage on the Property will be used for storage and Symons Sanitation has provided bins that are held on the side of the building and blocked from public view behind a white picket fence. The Property will not have any large trash container in public view other than the apartment garbage bins that are already there on the side of the building.
- Appearance: Melanie and her architect have prepared an exterior rendering that may be found on the last page of the documents. I'm excited to submit the photos of the updated awning, and first floor exterior brick painting that will freshen up the current tired look.

Thank you for your consideration.

Sincerely,

Alex Pirro & Melanie Lino