



SITE ADDRESS: 823 N New St, Bethlehem 18018

Office Use Only:

DATE SUBMITTED: 6.24.24

HEARING DATE: 7.24.24

PLACARD: _____

FEE: \$500.00

ZONING CLASSIFICATION: RT

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>Lissa Dayoub</u>
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	360 Flip LLC
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]
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: Requesting to change ord. from 1323.07 to 1325.07 *one Non-Conf. use to another Non. confirming use.*

Note for Parking: I will only take client's *Photo Studio to Salon.*
by appointment. They will be no employees working, only me.

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.

Lissa Roustic
Applicant's Signature

06/20/2024
Date

Ph. [Signature]
Property owner's Signature

06/20/2024
Date

Received by

Date

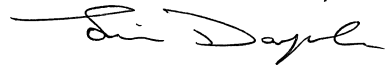
NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

Business Narrative

The Business will focus on beauty needs, like lash extensions, makeup applications, eyebrows shaping and mini facials.

I will be the only one working at this location, and will be taking clients one at a time.

Business operation hours are going to be between 10am - 6pm five days a week, appointments only.

Thank you
Lissa Dayoub


Business Site
823 N New St
Bethlehem PA, 18018

Michael Dorney

Agent Full

Page 1 of 1

823 N New Street, Bethlehem City 18018-2743

MLS® #: 734047

County:

Northampton

DOM: 99

CDOM: 99

LP:

\$1,000.00

OLP:

\$1,000.00

Area: 02 - Bethlehem-North

Status: Available

Comments:

SubDiv:

Remarks

This is your chance to lease a modern office for your established or new business in Downtown Bethlehem. This space is walking distance to restaurants, shops, parking garages and all Historic Bethlehem has to offer. Please check with zoning for your use. Call and make an appointment today!



Agent/Office Information

Agent: Lisa M. Meszler Lic#: RS250449

Agent 2nd Ph:

Agent Ph: (610) 762-4301

Office: Rudy Amelio Real Estate

Lic#: RB068035

Agent Email: lmmeszler@gmail.com

Address: 1348 Hamilton St, Allentown PA, 18102

Office Ph: (610) 437-5501

Ofc Fax: (610) 437-6069

Sub Agency:

Buy Agency: 1/2 Month

Trans Brkr:

Dual/Var:

Association: MLS

General Information

Prop Type: Commercial

Yr Built: 1900

Price/SF: \$15.19

Front:

Lot Acres: 0.050

Avl SF:

Tax ID: P6NE1A 9 11 0204

List Dt: 03/12/2024

Entry Dt: 03/12/2024

Occ Nm:

Owner Nm: 360 Flip Llc

Occupancy: Single Tenant

Show Typ: Appointment Only, Tenant Occupied

Show Inst: Call listing agent at 610-762-4301 for appointment.

Directions: 378 N to Main St exit, turn left onto Main St, Right on W Market St, Left on N New.

Listing Information

Pub Int: Yes

Use Code:

Typ Lse: Gross Lease is MG plus Electric

Lse Term: Long Term Negotiable

Payment: Over Time

Building/Site Information

#Stories: 2.0

Doors:

Blg SF: 2,165

CAM SF:

Ceiling: 0-9 Feet

Surface Typ: Concrete

Perc Test:

Unit:

Block:

Office SF: 790

Parcel:

Prk Spc:

Rail Service:

Road: City Road

Utility Information

Heat: Electric mini split

Water: Public

Utility: 50-200 AMP, None

Cool: Other mini split

Sewer: Public

Financial Information

Cnty Taxes: \$443.88

Mun Taxes: \$807.20

Sch Taxes: \$2,392.02

Ttl Taxes: \$3,643.10

Cnty Asmt: \$41,100.00

Poss Finance:

Property History

Date	Time	Prev Value	New Value
03/12/2024	12:14 pm		A

Change Type	Changed By
New Listing	LYONLISA