



SITE ADDRESS: 836 Linden St. Bethlehem PA 18018

Office Use Only:

DATE SUBMITTED: 03.23.2021

HEARING DATE: 05.12.2021

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 4<sup>th</sup> Wednesday of the month. The hearing will be held on 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>Felicia Rodriguez</u>
Address	<u>321 Monroe St. Apt 2C</u>
	<u>Freemansburg PA 18017</u>
Phone:	[REDACTED]
Email:	[REDACTED]

<b>OWNER (if different from Applicant):</b> Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.	
Name	William Rodriguez
Address	P.O. BOX 3463 Bethlehem PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]
<b>ATTORNEY (if applicable):</b>	
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.

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If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: requires special exception to change

one non-conforming use to another non-conforming use, ref. sections 1323.07 & 1325.07

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.

*Felicia Rodriguez*  
Applicant's Signature

3/23/21  
Date

*[Signature]*  
Property owner's Signature

3/23/21  
Date

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

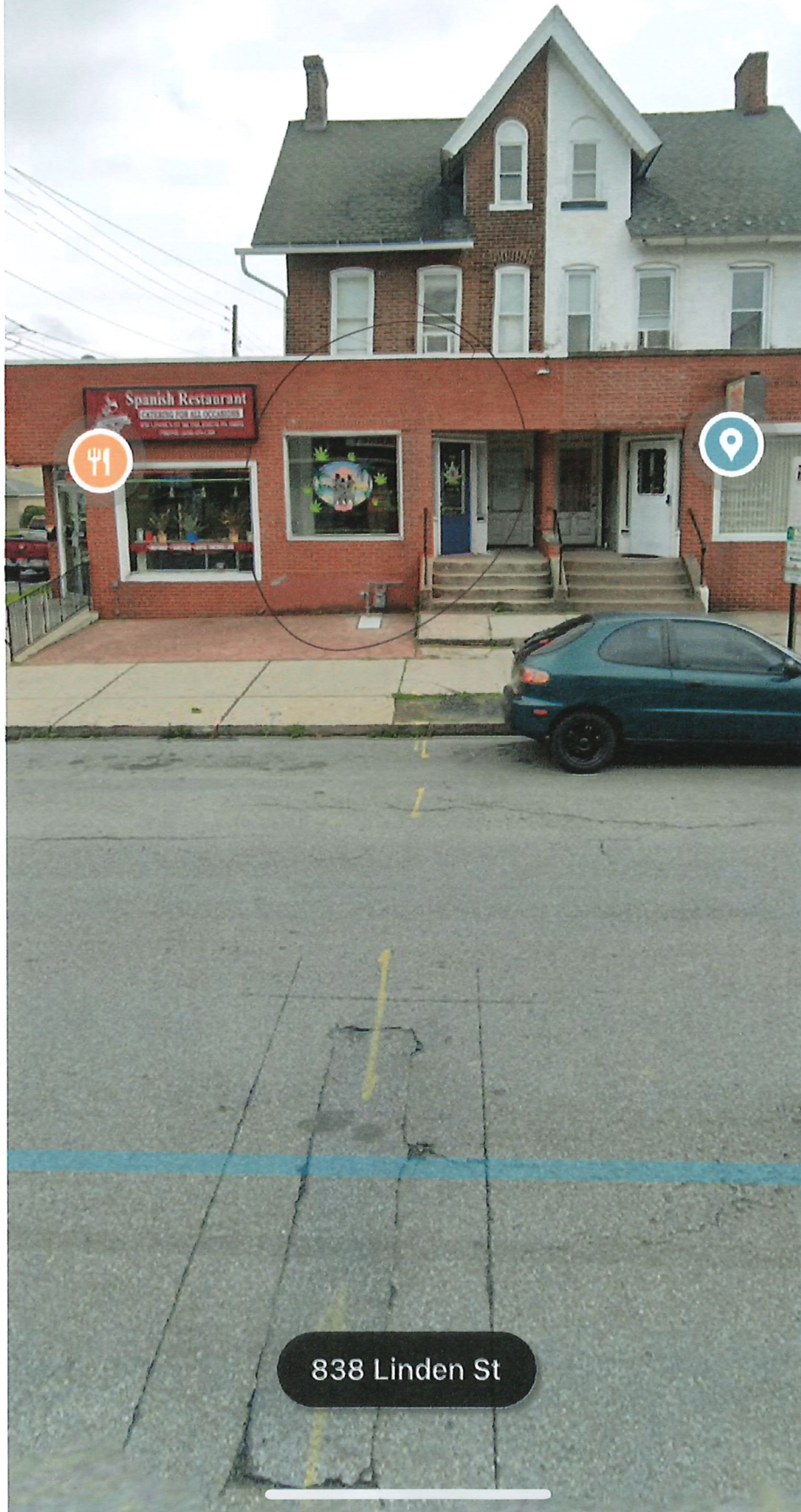
**NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.**

1:02

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838 Linden St



1:02

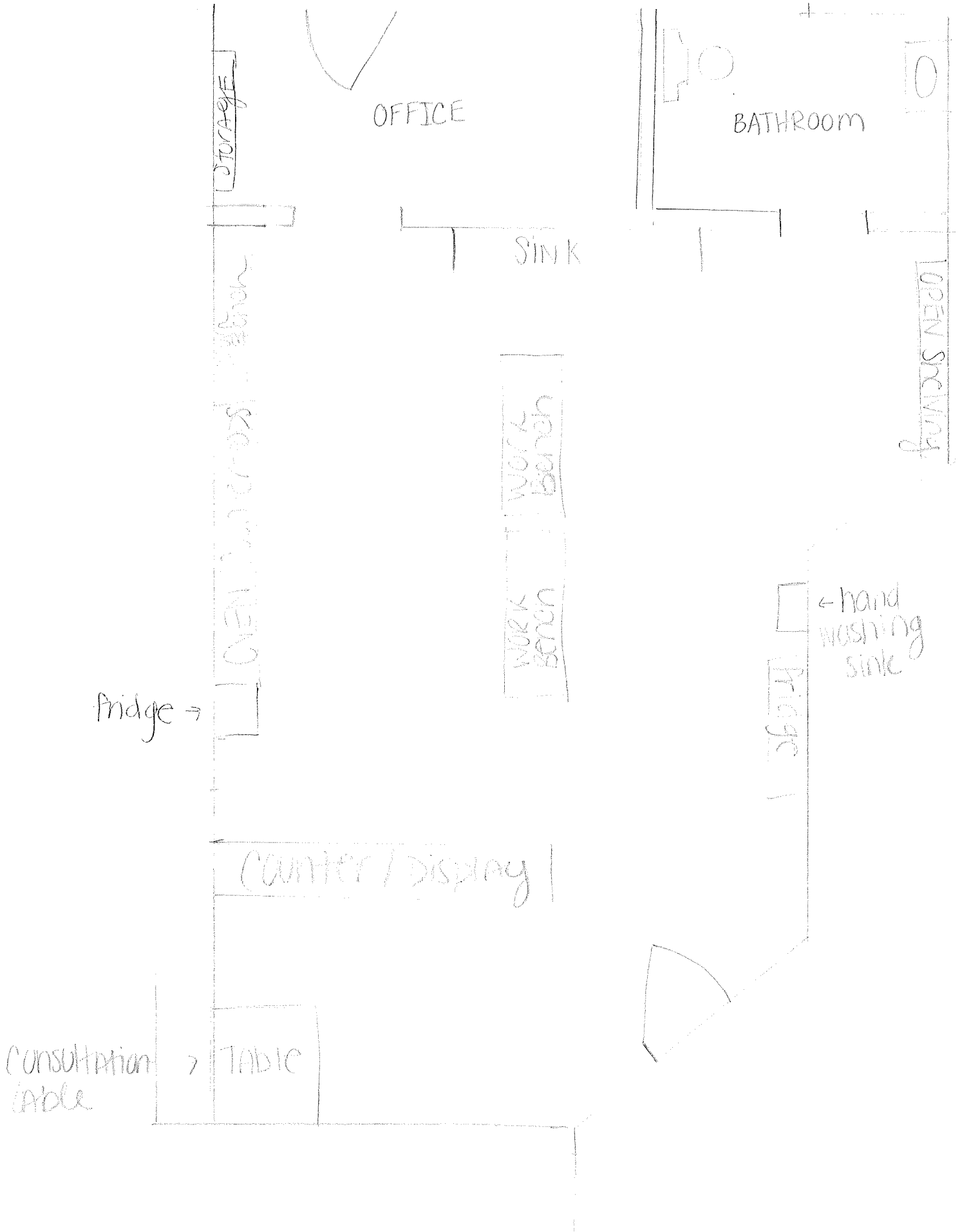
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310 E Goepf St

# Floor Plan

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## CRUMBS CAKE STUDIO - BUSINESS PROPOSAL

March 23, 2021

The proposed property of 836 Linden St. is located within the RT – High Density Residential Zoning District. The property was formally used as a retail CBD storefront. I'm proposing to open a Retail Bakery/Cake Studio specializing in custom cakes and desserts for all celebrations including but not limited to weddings, birthdays, corporate events, etc. The business would be open seven days a week by appointment only; 9am-5pm Monday-Friday and 9am-2pm Saturday-Sunday for retail/order pickup. The property is in a location with on street parking surrounded by many other storefronts, restaurants, and small businesses.

Felicia Rodriguez  
Crumbs Cake Studio  
836 Linden St.  
Bethlehem PA 18018