



SITE ADDRESS: 1101 e 4th st, bethlehem pa 18015

Office Use Only:

DATE SUBMITTED: 6-3-22

HEARING DATE: 07.13.2022

PLACARD: 06.28.2022

FEE: \$500

ZONING CLASSIFICATION: RT

LOT SIZE: IRREGULAR 13,892 SF

**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	VIJAY PATEL , ESHITA PATEL
Address	325 e main street macungie , pa 18062
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	DLP Holdings I, LLC
Address	95 Highland Ave Suite 300
	Bethlehem, PA 18017
Phone:	██████████
Email:	██████████
<b>ATTORNEY</b> (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.

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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):

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**NARRATIVE**

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

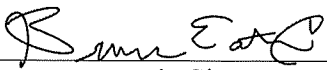
**CERTIFICATION**

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.

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

6/1/2022  
Date

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

6/1/2022  
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.**

MR. CRAIG D. PEIFFER

HI,

ADDRESS: 1101 E 4TH STREET , BETHLEHEM PA  
18015.

I WOULD LIKE TO OPEN A NEW GROCERY STORE AT THIS PLACE .

1. STORE HOURS WILL BE : MONDAT TO SATURDAY 7am TO 8 pm .  
: SUNDAY 8 am TO 5 pm
2. PRODUCTS WILL BE : CIGARETTES , LOTTERY , CANDY , SODA ,  
GROCERY , GENERAL MERCHANDISE,  
HOUSE HOLD , SNACKS , FROZEN FOOD,  
DAIRY PRODUCTS , RADY TO GO FOOD ETC.
3. PARKING : WE HAVE 1 PARKING SPACE FOR EMPLOYEE
4. EMPLOYEE : 1 PERSON WILL WORK ALL TIME .
5. LOCATION : THIS LOCATION IS IN AN URBAN AREA , ON AN ARTERIAL  
ROAD .  
WE ANTICIPATE OUR COSTUMER BASE WILL ARRIVE  
EITHER  
BY FOOT OR BY TRANSIT.
- 6: SPECIFIC SECTION (S) OF ZONING :  
- ONE NON-CONFIRMING TO ANOTHER NON-CONFIRMING  
USE ( OFFICE TO RETAIL)  
(S-5) - WE WILL NOT CHANGE OUR DAILY HOURS OF OPERATION .  
  
(S-6) - WE WILL NOT USE OUTSIDE SPACE FOR ANY KIND OF  
HAZARD.

(S-7) - WE WILL NOT SELL ANY KIND OF PRODUCT SUCH AS FIRE , TOXIC , EXPLOSIVE FOR SAFETY OF PUBLIC AND PROPERTY .

(S-8) - IN ALL KIND OF WEATHER CONDITION WE WILL TAKE STAPES TO CURE FOR SEAFETY OF PUBLIC AND PROPERTY .

THANK YOU ,  
VIJAY PATEL .  
ESHITA PATEL .

EAST 4<sup>th</sup> STREET

ANOTHER STREET.

