


 SITE ADDRESS: 7 E Church Street Bethlehem

Office Use Only:

DATE SUBMITTED: 04.27.2022HEARING DATE: 05.25.2022PLACARD: 05.10.2022FEE: \$ 500.00ZONING CLASSIFICATION: RTLOT SIZE: IRREGULAR 4,800 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 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 Gail LehmanAddress 1602 Monocacy Street
Bethlehem, PA 18018

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	Danielle Gustafson
Address	402 W New St. Bethlehem, PA 18018
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- X 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.

1319.01(a)(41)

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

- X 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

4/27/22
Date


Property owner's Signature

4/27/22
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.

April 26, 2022

Gail Lehman
7 E Church Street
Bethlehem, Pa 18018

Re: Wholesale Baking Business DBA Back Door Bakeshop

Gail Lehman, owner of Back Door Bakeshop, is requesting a Special Exception in order to operate a wholesale bakeshop at 7 E Church Street. We are certain this operation will have very little impact on the neighborhood. As a wholesale operation, there will be no customer traffic—vehicular or pedestrian—and no need for parking. We only expect a small box truck to occasionally drop off eggs and butter. We will not need to hang signs or alter the exterior of the building in any way.

Over the past nine years, we operated our retail location at the corner of Broad and Center Streets, so we're familiar with the historic district and understand how important it is to maintain the character and the history of the neighborhood. We will help to brighten up the character of our new corner and the Church Street landscape.

Proposed Tenant Notice

April 26, 2022

Proposed Tenant - Back Door Bakeshop
Gail Lehman
7 E Church Street
Bethlehem, PA 18018

Re: Wholesale Baking Business at 7 E Church Street

Dear Proposed Tenant - Back Door Bakeshop

This letter confirms that you have our approval - Brad Klein and Danielle Gustafson - to pursue your wholesale Baking Business, Back Door Bakeshop, at 7 E Church Street, which is part of our 402 N New building. As a reminder, 402 N New is classified as a commercial building by Bethlehem City, with a land use code of 502- Retail, Mixed: Retail/Apt. Or Office. We are certain that your wholesale baking activities will fit well within the 7 E Church portion of the building as well as the surrounding neighborhood. We understand that you are applying for a zoning variance ahead of the lease signing, but we expect to have an executed lease well prior to the Bethlehem zoning meeting in May.

Should anyone have any questions, they can contact us:

Danielle Gustafson: 917-748-9586
Brad Klein: 917-885-2454
Address: 402 N New St. Bethlehem, PA 18018

Best wishes for another woman-owned business in Bethlehem!

A handwritten signature in black ink, appearing to read 'Danielle Gustafson', with a long, sweeping horizontal line extending to the right.

Danielle Gustafson



