

SITE ADDRESS: 7 E Church Street Bethlehem

Office Use Only: DATE SUBMI	1	HEARING DATE: 05.25.2022		
PLACARD:	05.10.2022	FEE: * 500 -		
ZONING CLAS	SSIFICATION: T	LOT SIZE: IRREGULAR 4,800 SF		
APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD, 10 EAST CHURCH STREET, BETHLEHEM, PA 18018				
de	,, , , , ,	es of this application and all supporting ng with the filing fee. Include site plans and/or		
	The application is due by 4PM on the 4^{th} Wednesday of the month. The hearing will be held on the 4^{th} 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):				
□ A	ppeal of the determination of the	ne Zoning Officer		
\Box A	Appeal from an Enforcement Notice dated			
\Box V	Variance from the City of Bethlehem Zoning Ordinance			
⊠ S	pecial Exception permitted und	er the City Zoning Ordinance		
	other:			
SECTION 1				
APPLIC	ANT:			
Name Gail Lehman				
Address 1602 Monocacy Street				
Bethlehem, PA 18018				
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 Danielle ous tatson
Address 402 N New 7.
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
Phone:
Email:
 SECTION 2. INFORMATION REGARDING THE REAL ESTATE Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features. Attach architectural plans and elevations depicting proposed alterations or new construction 3. Attach photographs. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement. If the real estate is presently leased, attached a copy of the present lease. 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 Dimension Required Dimension Proposed Variance Code by Code by Applicant Sought

If the Applicant seeks a use or other variance, please star Ordinance applicable and describe the variance sought.	te the specific section(s) of the Zoning
1319.01(a)(41)	
If the Applicant seeks a Special Exception, please state t	the specific section (s) of Zoning Ordinance
applicable: \323.07	
➤ If the Applicant seeks an appeal from an interpretation of 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 correct to the best of my knowledge and belief. I also certify that I understand that any and all federa and approvals shall be obtained if the appeal is grant	al, state or local rules and regulations, license
Applicant's Signature	Date 27 22
Property owner's Signature	$\frac{4}{27/22}$
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

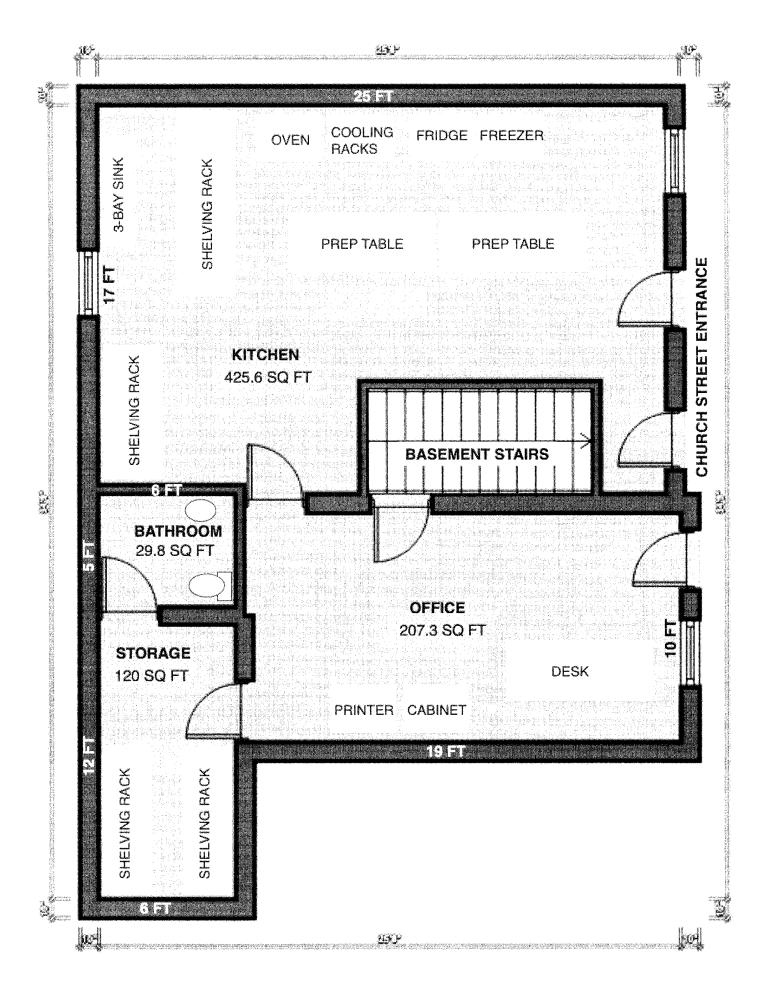
Brad Klein: 917-885-2454

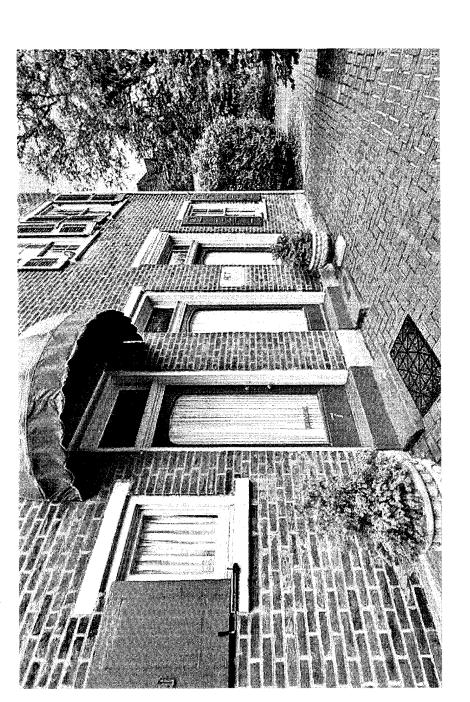
Address: 402 N New St. Bethlehem, PA 18018

Best wishes for another woman-owned business in Bethlehem!

Daniell History

Danielle Gustafson





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