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SITE ADDRESS: 1001 Spring Street

CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING

Office Use Only:

DATE SUBMITTED: 12/20/2022

HEARING DATE: 1/25/2023

PLACARD: _____

FEE: 500.00 - PAID

ZONING CLASSIFICATION: RT

LOT SIZE: 14.5 x 69.44 (Irregular)

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	John Labriola
Address	910 Plymouth Street
	Allentown, PA 18109
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	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Michael D. Recchiuti, Esquire
Address	60 W. Broad Street, Suite 303, Bethlehem, PA 18018
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: 1323.07 Change of a Non-Conforming Use (currently Personal Service-Grooming) to another

non-conforming use (Restaurant-Ice Cream Parlor)

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

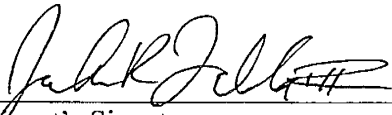
NARRATIVE

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

12-19-22
Date

Property owner's Signature

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.

Narrative Statement for 1001 Spring Street

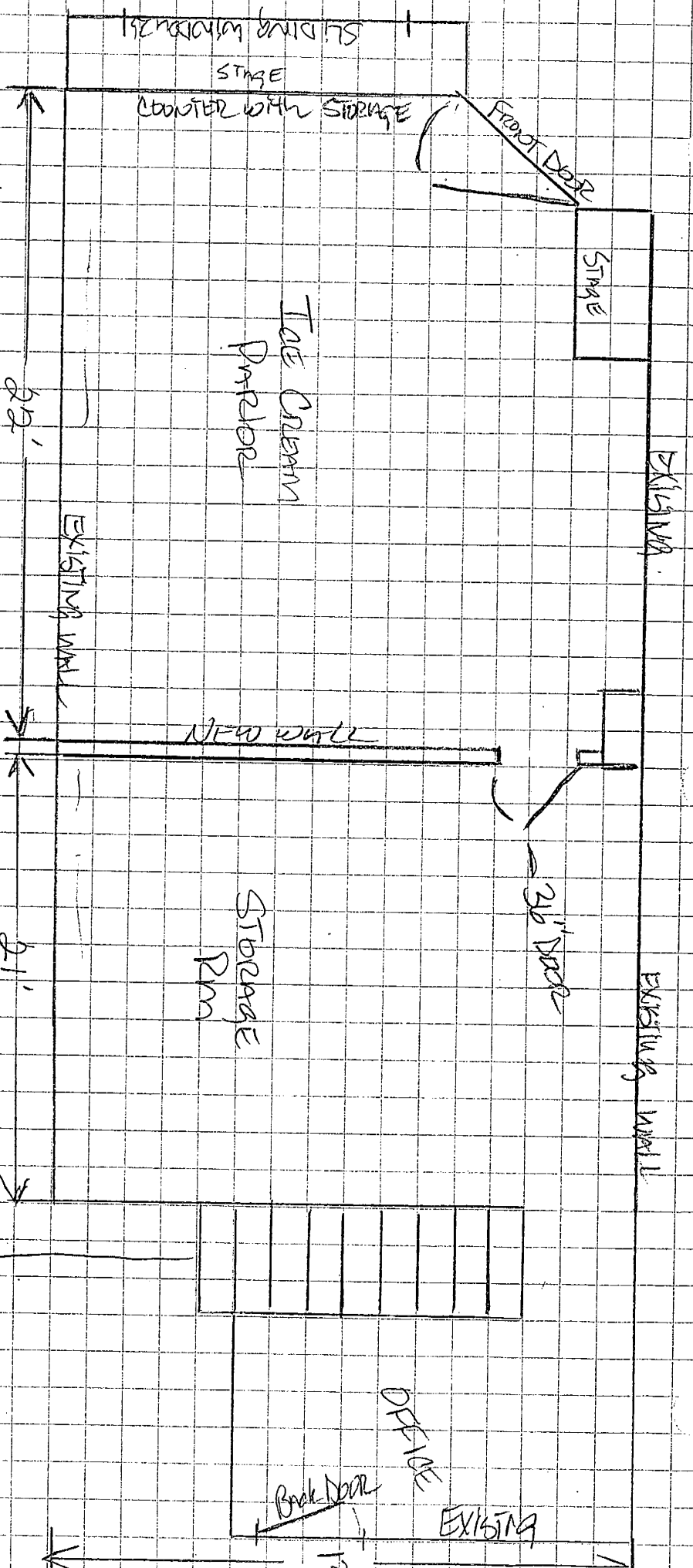
Applicant recently purchased the property at 1001 Spring Street, which housed a Pet Grooming business on the first floor with an apartment above it on the second floor. Applicant has performed extensive interior upgrades to the property, including electric and plumbing, since purchase. Applicant seeks to change the use of the first floor from Pet Grooming to an Ice Cream Parlor.

The ice cream parlor would be for walk-up window service and take-out service only. There would be no indoor seating area. If permitted, the applicant would seek permission from the City to put some outdoor tables on the sidewalk in the warmer months.

Applicant would have 1-2 employees working at the parlor at a time.

Applicant's maximum hours would be 12:00 pm until 10:00 pm daily, and would vary by season, with some limited hours during the colder months.

Applicant plans to serve Lieby's Ice Cream for hard ice cream. Applicant will also offer soft serve ice cream and milk shakes, will offer canned and bottled beverages and pre-packaged snack foods.

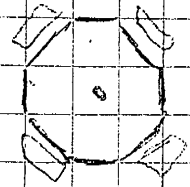
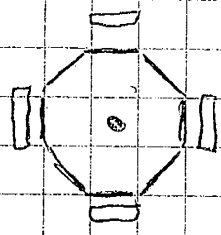


Drop Ceiling is Existing

Sliding window operation only no customers inside.

NEW DIVIDING WALL IS 8X4 CONCRETE WITH FIRE RATED 5/8" Drywall Both Sides

POWER RM IN BASEMENT FOR EMPLOYEES ONLY.



Ice cream
parlor

Storage
Rm

OFFICE

OVERVIEW







