



SITE ADDRESS: 835 N. New St.

Office Use Only:

DATE SUBMITTED: 5/24/23

HEARING DATE: July 26, 2023

FEE: \$500.00

PLACARD: _____

ZONING CLASSIFICATION: RT

LOT SIZE: 21' x 120' OR 2520 SQ FT.

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018

1. Return one (1) original and seven (7) 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 the 4th Wednesday of the month. The hearing will be held 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

Margarita Rodriguez

Address

2027 Willow Park Rd Apt. 10
Bethlehem PA 18020

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 Monocacy General Contracting LLC

Address PO Box 4334

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 photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. 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
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>

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:

Special Exception to modify a condition of approval from decision dated June 8, 2015 and modified June 10, 2022 to extend days/times of operation from M-Sat 11AM-9PM & Sunday from 11AM to 8PM to
review If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b): *proposed M-Sun 7AM-8PM*

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

Date

*

[Signature]

Property owner's Signature

5/11/23

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.

Thank you for considering our request to extend our operating hours by opening earlier and closing later. We believe there are compelling reasons to support this decision.

First and foremost, one of the primary motivations behind this extension is to cater to the diverse breakfast preferences of our community. Currently, there are limited options for Mexican breakfasts in the morning, and we aim to fill this gap by offering a wide variety of authentic Mexican breakfast dishes. Our commitment to using locally sourced ingredients ensures that we provide the highest quality meals while supporting local farmers and businesses.

Expanding our hours will also allow us to diversify our menu beyond lunch and offer breakfast and dinner options to cater to the different tastes and schedules of our community members. By doing so, we aim to create a more inclusive dining experience that accommodates various dietary preferences and schedules.

Furthermore, we are passionate about actively participating in community events, particularly the Musikfest. By extending our hours, we can actively engage with the festivities, providing a welcoming space for attendees to enjoy our delicious food and contribute to the vibrant atmosphere of the event.

Extending our operating hours will enable us to provide a wider selection of Mexican breakfasts, support local farmers, cater to diverse tastes, and actively participate in community events such as the Musikfest. We are confident that these changes will enhance the overall dining experience for our valued customers and contribute positively to our community.

Basement Door

**Sabor Poblano
Taqueria
Floor Plan**

BATHROOM

DELI CASE
CASH REGISTER

STEAM
TABLE

SMALL
TABLES

SMALL
TABLES

ENTRANCE

COFFEE
TABLE

SODA
REFRIGERATOR

HAND
WASH

UPRIGHT
FREEZER

UPRIGHT
FREEZER

STEAM TABLE

FOOD PREP
TABLE

CONDIMENT
TABLE

SINK

STOVE
4-BURNER

FRYER

FLAT
GRILL

VENT HOOD







