



SITE ADDRESS: 623 W Union Blvd, Bethlehem, PA 18018

Office Use Only:

DATE SUBMITTED: 8/29/23

HEARING DATE: September 27, 2023

PLACARD: _____

FEE: 500.00

ZONING CLASSIFICATION: _____

LOT SIZE: _____

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

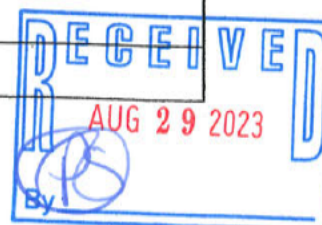
APPLICANT:

Name: Latoria Harris

Address: 2146 Westgate Dr Apt 201, Bethlehem PA 18017

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 Billstone LLC

Address 6081 Hamilton Blvd Ste 201

Phone: [REDACTED]

Email: [REDACTED]

ATTORNEY (if applicable): ✓

Name N/A

Address N/A

Phone: N/A

Email: N/A

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. AND FLOOR PLAN
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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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:

1304.01(b)(3) - Special exception to
allow for a daycare center at referenced location
1322.03

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

8/25/23
Date


Property owner's Signature

8/28/23
Date


Received by

8/29/23
Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

Tiny Hands, Tiny Toes Learning center

Tiny Hands, Tiny Toes Learning Center

623 W union Blvd. Bethlehem, Pa 18018

Hours of Operation:

Monday: 6am-5:30pm

Tuesday: 6am-5:30pm

Wednesday: 6am-5:30 pm

Thursday: 6am-5:30 pm

Friday: 6am-5:30 pm

Tiny Hands, Tiny Toes learning center seeks an SE approval to operate a Day Care center. Tiny hands, Tiny Toes aims to provide a safe, nurturing, and educational environment for children aged 3 months to 5 years old. With a proposed capacity of 65 children, our center will operate Monday through Friday from 6:00 am to 5:30 pm. We will offer cold meals and ample play space, along with a comprehensive learning program tailored to each child's developmental needs. Our mission is to provide high-quality daycare services to families in the local community. The demand for daycare facilities has been steadily increasing due to the rising number of dual-income families and the recognition of early childhood education's importance which we believe would be beneficial for the families in this area.

Tiny hands Tiny Toes is tailored to providing the following plan to ensure a safe operating facility:

Facilities:

- Childcare Services: Our center will provide full-day care for children aged 3 months to 5 years, ensuring a safe and stimulating environment.
- Learning Programs: We will offer age-appropriate educational activities, guided play, and curriculum-based learning to promote cognitive, social, and emotional development.

- Play Space: A spacious indoor area will be available, in combination with an outdoor place space located at Fairview park 415-427 4th ave, Bethlehem, Pa 18018. allowing children to engage in physical activities and develop gross motor skills.

- Cold Meals: Nutritious and balanced cold meals will be provided to ensure the children's dietary needs are met.

Operational Plan:

- Staffing: Qualified and experienced early childhood educators, assistants, and administrative personnel to maintain appropriate staff-to-child ratios, with 6 total employees in one day.

- Licensing and Regulations: Comply with all local, state, and federal regulations regarding licensing, safety standards, and staff qualifications.

- Safety Measures: Implement comprehensive safety protocols, including secure entry systems, regular health inspections, and emergency procedures.

- Cleaning and Sanitization: Maintain a clean and hygienic environment by following strict cleaning protocols and sanitation practices.

- Parent Communication: Establish effective communication channels to update parents on their child's progress, upcoming events, and any important information.

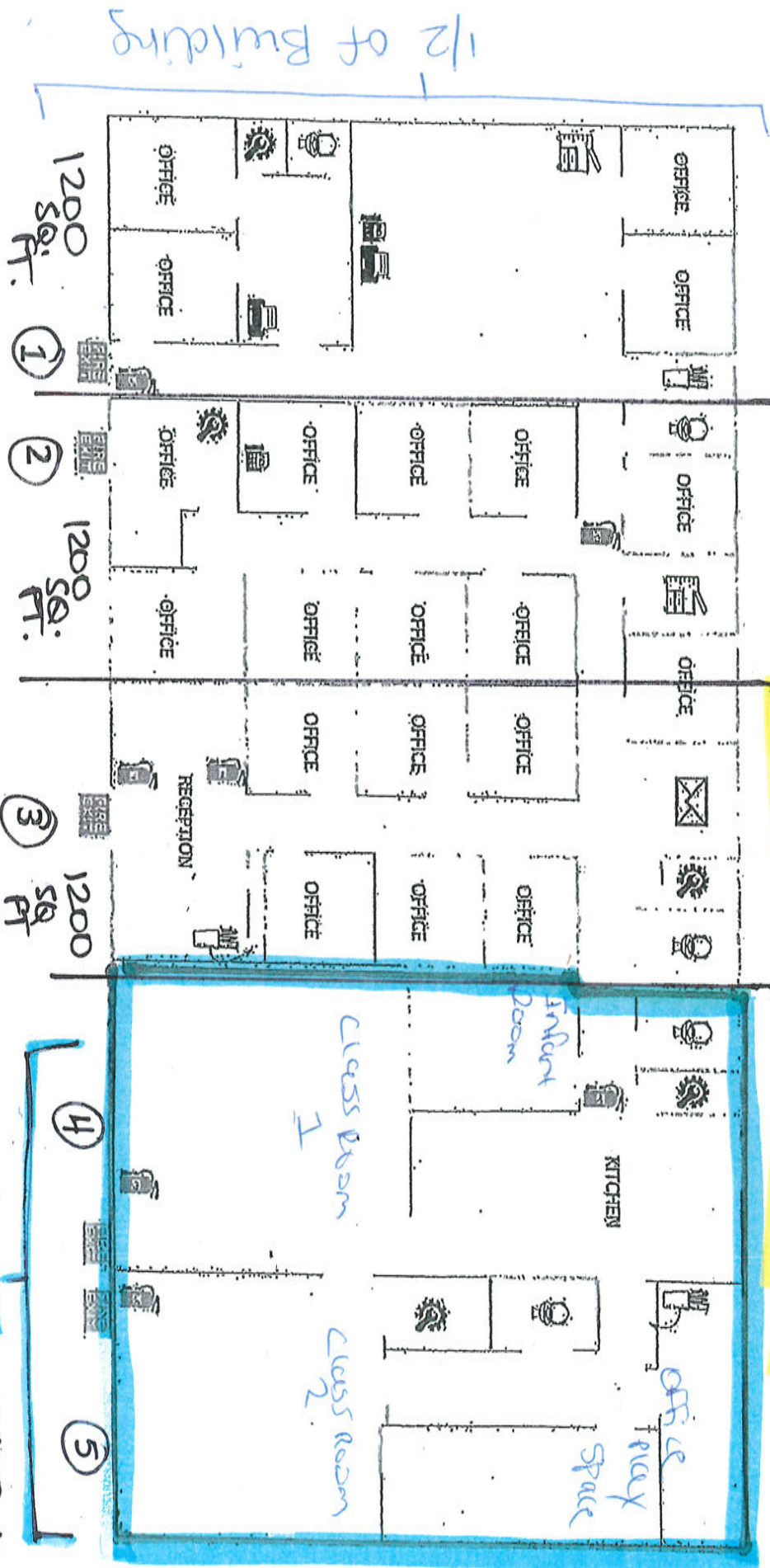
Based off the details above, the owner of Tiny hands, Tiny Toes is asking for this request to be granted.

Best,

Latoya Harris

Owner

FLOOR PLAN PROPOSAL



Five (5) 1200 square foot offices

623 W Union Blvd Parking Plan

Latoya Harris
2146 Westgate Dr
Bethlehem PA, 18017

Parking Plan for Zoning Board Review:

Introduction:

The purpose of this parking plan is to propose a well-organized parking arrangement for Tiny Hands, Tiny Toes Learning Center to accommodate both the needs of its visitors and staff members. The plan includes 10 parking spaces, with six designated for children drop-off and four designated for employees, including the Director.

Designated Kids Drop-off Spaces:

1. Six parking spaces will be allocated specifically for children drop-off. These spaces will be conveniently located near the main entrance for easy access and ensure the safety of the children.
2. Among these six spaces, one will be designated as a Disabled Access (ADA) space, complying with accessibility regulations. The ADA space will be clearly marked and equipped with the necessary signage and markings.

Employee Parking Spaces:

1. Four parking spaces will be dedicated for 6 employees, including the Director. These spaces will be reserved exclusively for staff members.
2. The employee parking spaces will be strategically located at a convenient distance from the main entrance, ensuring easy access for staff members.

Parking Lot Design and Signage:

1. The parking lot will be well-lit, ensuring visibility and safety during day and night.
2. Clear signage will be installed throughout the parking lot to guide visitors and staff members to the designated parking areas.
3. Signage will also indicate any time restrictions, if applicable, to ensure proper utilization of parking spaces.

Additional Considerations:

1. Adequate space will be allocated for circulation and maneuverability within the parking lot, ensuring smooth traffic flow.
2. The parking plan will comply with local zoning regulations and requirements

Conclusion:

This proposed parking plan aims to accommodate the parking needs of both visitors and staff members of Tiny Hands, Tiny toes Learning Center. The allocation of six designated spaces for kids drop-off, including a Disabled Access space, and four designated spaces for employees, including the Director, will facilitate efficient and convenient parking. The plan adheres to local zoning regulations and emphasizes safety, accessibility, and clear signage for easy navigation.

Best,
Latoya Harris
Owner

ALLOTTED PARKING FOR OTHER USES:

Unit	Tenant	(SF)
1A	Psych Counseling Svcs	462
1B	Revive Rehab Services	216
1C	Dr. Philip Pellegrino	312
3	Dr. Ray Bennedetto	1000
4 & 5	Lehigh Co Dist Judge	2280

OFFICE - 2 SPACES

OFFICE - 1 SPACE

OFFICE (MEDICAL) - 2 SPACES

OFFICE - 4 SPACES

OFFICE - 8 SPACES

15 spaces total
for OTHER USES.

Units 1A, 1B, 1C, 4&5 occupy the first floor

Representing +/- 71.1% of the total 6,000, square feet







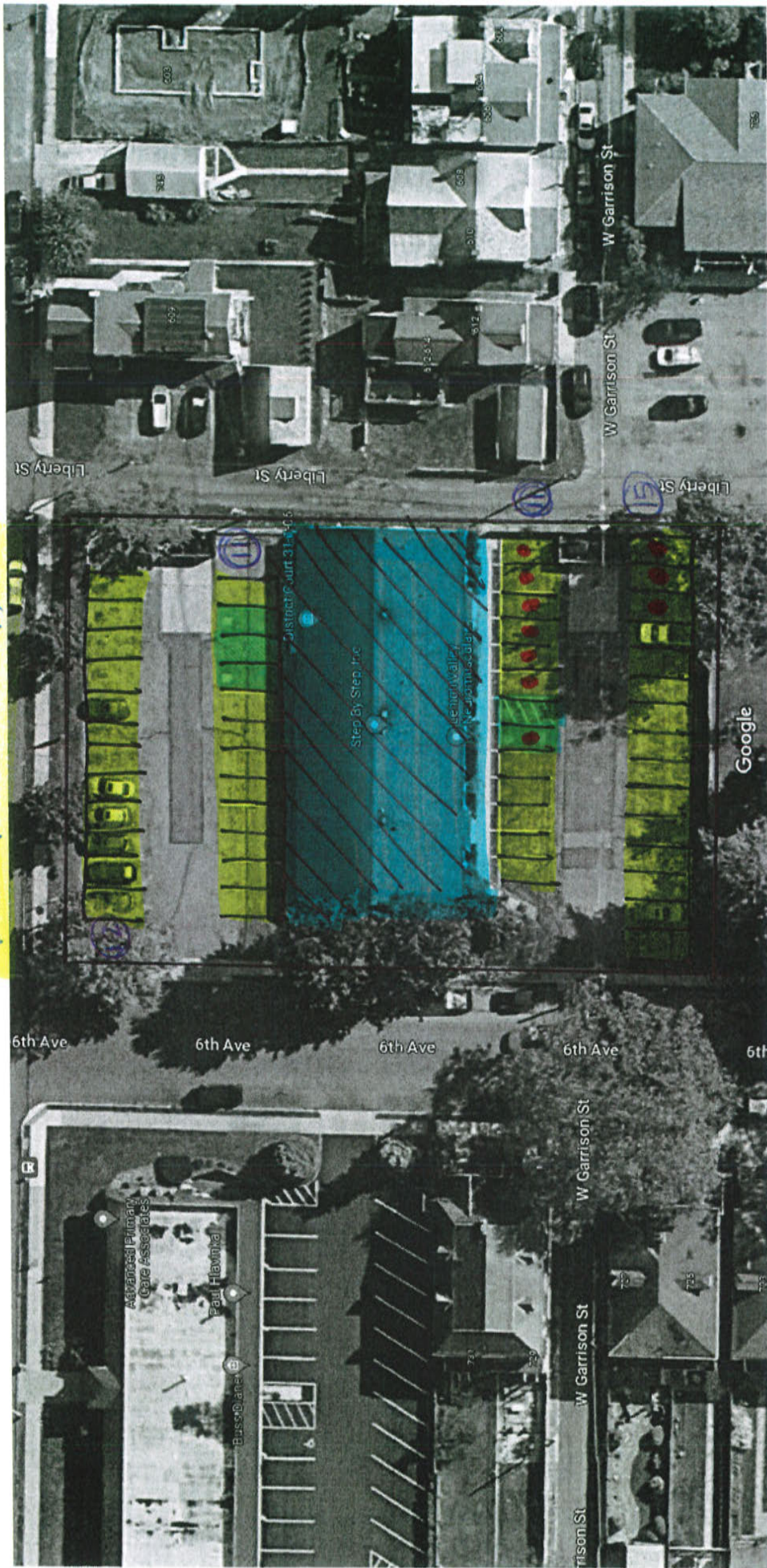








PARKING PLAN



ADA - 3 total spaces

49 total spaces

= Existing ADA Parking

= Existing Building

= Existing Parking spaces



= 10 spaces allocated

Day care center use

- All existing uses:

1. District Court (Magistrate) - Office

2. Psych Counseling Svcs - Office

3. Revive Rehab services - office

4. Dr. Philip Pellegino - Office

5. Dr. Ray Benedetto - office