



Bethlehem Star Lodge #20

Fraternal Order of Police

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City of Bethlehem Zoning Hearing Board
10 E. Church St, Bethlehem, Pennsylvania

Re: Application for Special Exception – 530 Pembroke Road, Bethlehem, PA

Dear Members of the Zoning Hearing Board,

We respectfully request that the property located at 530 Pembroke Road, Bethlehem, PA be classified as a Membership Club Meeting and Non-Commercial Recreational Facility, which is permitted as a Special Exception in the RT District under the City of Bethlehem Zoning Ordinances, Sections 1304.01(b)(3) and 1325.07.

We are currently under agreement for the purchase of this commercial real estate with the building's current owner, Nola61 LLC. The current and previous owners operated this location as a restaurant with a liquor license. Our intended use for the building will be as a meeting hall for the Bethlehem Star Lodge #20, Fraternal Order of Police—a location for our membership to utilize for personal needs, as well as a facility for professional development and improvement for our membership, which consists of the City of Bethlehem's police officers, both active and retired. Please note that our purchase of this building does not include the liquor license.

At present, this building houses a restaurant with two bars and a banquet hall open to the public. The intended use by the Bethlehem Star Lodge #20, Fraternal Order of Police, will be on a much smaller scale. The building will not be open to the public, but restricted to our members. The first floor, consisting of Service Room (28.10 × 22.8), Service Room (12.2 × 43.6), and Bar Area (21.7 × 47.4), will remain available for member use.

We intend to convert the largest portion of the property into a facility that enhances officer wellness and training. This includes a gym with weight equipment for members, a padded training room for defensive tactics and physical skills, and a space for professional training opportunities. These uses will occupy the largest spaces in the building: Banquet Room (65.4 × 28.1), adjacent room (42.11 × 11.2), Ballroom (17.10 × 38), and Lower Level Bar Area (38.7 × 24.5). This change in use significantly alters the dynamic of the building, reducing both public access and overall foot traffic, thereby having a small impact on the residential community.

Executive Board

President: Robert L. Nicholson | Vice President: Martin Soltan | 2nd Vice President: Steven Ewald
Recording Secretary: Gregory Yerk | Financial Secretary: Samuel Elias | Treasurer: John Limpar
Immediate Past President: Robert Corsi

The requested Special Exception classification will not be a hindrance to the community, but rather an asset to both the neighborhood and the City of Bethlehem as a whole. This facility will provide Bethlehem's police officers with a dedicated space to improve physical health and fitness, as well as host professional training opportunities that will ultimately benefit the entire community.

We appreciate your consideration and look forward to the opportunity to present this application before the Board.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'RLN', with a long horizontal flourish extending to the right.

Robert L. Nicholson
President
Bethlehem Star Lodge #20
Fraternal Order of Police

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