

City of Bethlehem

Zoning Hearing Board

IN RE: ZHB Application of Noor Alkhateeb

1201 E. 3<sup>rd</sup> Street

Narrative

The Applicant, Noor Alkhateeb, is leasing the commercial portion of 1201 E. 3<sup>rd</sup> St., from Pure Light Properties LLC. The applicant seeks to reuse the commercial corner space of 325 ft<sup>2</sup> for a laundromat.

In April of 2023 the owner sought and was granted a special exception under Ord. S. 1304.04 of the Zoning Ordinance for the reuse of this corner commercial property. At that time the owner was also granted certain dimensional variances. A copy of the decision of the ZHB is attached to the application. The proposed tenant from 2023 never occupied the space as they found a better suited space. The commercial space has been empty but marketed since late 2023.

The Applicant has operated a small corner grocery store catty-corner from 1201 E. 3<sup>rd</sup> St. since 2019 and proposes to use 1201 E. 3<sup>rd</sup> Street as a small laundromat. The applicant proposes to have 11 washers and 11 dryers, a folding area and small waiting area. Operating days and hours would be 7 days a week 7am -12am. This proposal has been inspired by members of the community asking the applicant to expand her grocery business into a laundry. The applicant anticipates that there will be no structural changes to the building and the work to complete the installation of the laundry will take less than 60 days. She seeks a Special Exception under 1304.04 to permit the laundromat in the commercial unit which is less than 325ft<sup>2</sup>.

The Applicant also proposes the use of a 20 sq ft sign which would be attached to the wall facing 3<sup>rd</sup> street.

The property has an existing storefront character with larger display windows on the South and West sides of the building facing 3<sup>rd</sup> and Hobart streets respectively. The door is also located at the corner of the building which would also indicate traditional commercial use.

The laundromat use requires 3 parking spaces (Ord. S. 1319(20) 1 space per 4 washing machines) which is less than the amount of spaces previously granted. The applicant expects most customers would be walking from the neighborhood rather than driving from other parts of the City.