

07/21/2025

ATTN: David W. Taylor, Zoning Officer

City of Bethlehem Zoning Hearing Board

10 East Church Street

Bethlehem, PA 18018

RE: Narrative for Request for Special Exception §1304.04(a) Reuse of Corner Lot

Property: 1225 N. New Street, Bethlehem, PA 18018

1225 N. New Street is a corner parcel improved with a one-story masonry structure that has historically operated as a commercial property. Most recently, it housed a beauty/nail salon. Upon information and belief, the building has been in continuous commercial use since 1945.

The applicant, Mr. Iftexhar Ansari, respectfully seeks special exception relief under §1304.04(a) of the City of Bethlehem Zoning Ordinance to convert the existing commercial space into a neighborhood convenience store. The proposed store will operate 7 days a week from 7:00am to 9:00pm and will offer pre-packaged foods, non-alcoholic beverages, household items, and Pennsylvania Lottery Services.

This property will require no expansion of the building footprint or new infrastructure. Mr. Iftexhar Ansari has over 20 years of experience operating convenience stores in the Lehigh Valley and can ensure a seamless, minimally disruptive conversion of the space.

The property includes eight off-street parking spaces and the short duration of customer visits will keep traffic and parking impacts equal to or less than the former salon use. Given the location within a dense, walkable neighborhood, the store is expected to draw foot traffic, minimizing vehicle trips. Additionally, the proposed store may also enhance the viability of the

existing local takeout restaurants located at the same intersection, by increasing foot traffic and providing customers with convenient access to complementary items.

This proposal offers tangible public benefits:

- Improved access to daily necessities for nearby residents;
- Job Creation, with 3-4 local positions expected; and
- Increased tax revenue to both the City and Commonwealth through retail sales and the Lottery system.

The applicant voluntarily agrees to implement good-neighbor conditions, including:

- Enclosed dumpster and refuse storage;
- No exterior amplified sound;
- Lighting with automatic shutoff by 10:00pm;
- Deliveries limited to weekday daytime hours.

The applicant welcomes any reasonable additional conditions the Board may impose and respectfully requests approval of this special exception.

Respectfully Submitted,



Iftexhar Ansari
Prospective Owner, 1225 N. New
Street

This narrative was prepared with the assistance of legal counsel and is submitted in support of the Special Exception request under §1304.04(a) of the City of Bethlehem Zoning Ordinance.