

FAMILY GROUP DAY CARE HOME ZONING SPECIAL EXCEPTION PROPOSAL

Owner: Angela Valerio

Address: 2229 Vista Dr, Bethlehem, PA 18018

Proposed Use: Family Group Day Care Home (7–12 children)

Operating Hours: 6:00 AM – 10:00 PM

1. Introduction

This proposal is submitted to request approval from the Zoning Hearing Board to operate a Family Group Day Care Home. The proposed use is compatible with the residential nature of the neighborhood and meets the requirements of the City of Bethlehem zoning ordinance.

2. Property Description

The property is a single-family detached home located in a quiet residential area. The childcare program will operate on the first floor of the home using the Family Room and Sunroom as primary activity areas. These spaces will be organized into designated zones for learning, play, and rest, ensuring a safe and structured environment for children.

3. Interior Space Adequacy

The Family Room and Sunroom provide sufficient square footage to accommodate up to 12 children in compliance with state and local requirements. The layout allows clear separation of functional areas and safe movement of children within the home.

4. Outdoor Play Area (Backyard)

The property includes a large fenced backyard that will be used as a supervised outdoor play area. The outdoor space exceeds the minimum area required by zoning regulations and provides a safe environment for children's recreational activities.

5. Driveway and Traffic Management

The property has a private driveway that will be used for child drop-off and pick-up. This arrangement minimizes street congestion and enhances safety for children and neighbors during arrival and departure times.

6. Neighborhood Compatibility

The proposed Family Group Day Care Home will not alter the character of the neighborhood. The number of children will be limited, noise levels will be controlled, and all activities will be supervised. The program will fully comply with state licensing requirements and local zoning regulations.

7. Community Benefit

This Family Group Day Care Home will provide an essential service to working families in Bethlehem by offering safe, reliable, and educational childcare in a residential setting.

Conclusion

For these reasons, approval of this Special Exception is respectfully requested. The proposed use is safe, appropriate, and beneficial to the community and fully consistent with the intent of the zoning ordinance.