

CITY OF BETHLEHEM, PENNSYLVANIA
ZONING HEARING BOARD

IN RE: 1521 Prospect Ave.

;
;

Narrative in Support of Application for Special Exception

The applicant Genevieve Marcon desires to establish an accessory use of a "Major Home Occupation" at her primary residence, 1521 Prospect Ave., Bethlehem, Lehigh County, PA.

The subject property is a unique nearly 2 acres parcel with a primary residence consisting of approximately 4,000 sq feet built in the 1920s, along with a carriage house of similar size but only 1 ½ stories. The size of the carriage house was initially constructed by a prior owner to house a large car collection.

The applicant seeks to establish cooking classes in her carriage house for private parties. She anticipates having one other non-resident employee to assist in said classes, cooking on residential appliances wholly within the large open carriage house. She will offer reservation only classes and all clients will park on her property in off-street parking spaces. The class will prepare and sample their meals at the property. The applicant's current goal is to have 3-4 classes per week. There will be no external changes to the property, no on-site advertising or signage and no negative external effects beyond that of a residential use.

A major home occupation is a permitted use as a special exception. The specific criteria are set forth in Article 1322(Z) include:

1. The floor area of the cooking classes will occur in the main section of the carriage house, which is less than 1,000 sq feet.
2. The accessory building of the carriage house will be the area where the major home occupation will occur.
3. There will be no exterior changes, so the current residential nature of the building will remain fully intact.
4. There will only be one additional employee.
5. Signage is not anticipated but it later is sought said signage will be in conformity with applicable ordinances.
6. There will be sufficient parking for an employee and any customer of the business.
7. The services provided will be on an individual party basis not to exceed 10 individuals on a reservation only basis. There will be no unscheduled visits and there are no "regular hours" to advertise. The Applicant anticipates having approximately 5 cooking classes per week, most likely on Fridays and the weekend.
8. There are no proposed retail sales.
9. There is no outdoor storage proposed.

10. The use is not a biological or medical testing lab.
11. There will be no tractor trailer deliveries.
12. There will be no equipment used that is not ordinarily used within a residential home.
13. There will be no classes between 9pm and 7:30am.
14. There will be no tutoring or traditional education classes.
15. Not Applicable.
16. Not Applicable.
17. The applicant believes that the intensity of major home occupation will not create any negative external effects which require modification.
18. Not Applicable.
19. Not Applicable.
20. Not Applicable.

In addition to the residence and carriage house there is an additional outbuilding, a more conventional garage, and two unimproved paved parking areas which can park at least 13 vehicles.