



SITE ADDRESS: 389 Devonshire Dr.

Office Use Only:
DATE SUBMITTED: _____

HEARING DATE: 4/25/18

PLACARD: _____

FEE: 250

ZONING CLASSIFICATION: RR

LOT SIZE: 113' x 137'

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. *THE APPLICATION IS DUE BY 4 PM THE LAST WEDNESDAY OF THE MONTH FOR THE NEXT MONTH'S ZONING HEARING BOARD MEETING. MEETINGS ARE GENERALLY THE FOURTH WEDNESDAY OF THE MONTH. ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.*

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated _____
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: _____

X SECTION 1

APPLICANT:
Name <u>Michael and Julia Ottner</u>
Address <u>389 Devonshire Dr.</u>
<u>Bethlehem, PA 18017</u>
Phone: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.
Name
Address
Phone:
Email:
ATTORNEY (if applicable):
Name
Address
Phone:
Email:

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:

Major Home Occupation - Coffee Roasting to sell off-site

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.



Applicant's Signature

3/28/18
Date



Property owner's Signature

3/28/18
Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

Narrative accompanying coffee bean roasting request in residential zoning

Michael and Julia Ottinger are requesting to roast small batch craft coffee at their primary residence on 389 Devonshire Drive in Bethlehem. The requestors have registered their business under Shady Grounds Coffee LLC as a home occupation. Roasting coffee will be a part-time enterprise in our residence. We get enjoyment out of good craft coffee and want to provide our local community with premium coffee that can be enjoyed by all coffee lovers.

Permitting this use would allow us to pursue one of our passions and share our craft coffee with family, friends, local vendors, and local customers. The roasting activity will take place in a 2kg roaster that will be located in a second kitchen in the home that was previously used as an in-law suite. With the roaster being of small scale, the activity will have no impact on the current neighborhood or negatively impact our neighbors. The roaster will not produce noise audible to our neighbors and will be properly ventilated to ensure odors aren't a nuisance to our neighbors. Per the manufacturer, a 2 kg roaster will produce little output (equivalent to a backyard grill) and with proper ventilation will be undetectable by neighbors in our community. In the event a neighbor can detect the odor and it acts as a nuisance to their quality of life, we would immediately halt roasting and install a smoke and odor suppression system that is available through the roaster manufacturer to ensure the nuisance is eliminated.

Shady Grounds LLC Response to Article 1322 requirements

(z) Home Occupation (includes but is not limited to Home Offices) and Live Work Units.

The following provisions shall apply to a home occupation, provided that these provisions are modified by subsection (20) below for a Live Work Unit.

(1) Such use shall be in the main building and/or one accessory building on the lot and the total floor area of the use shall not exceed an area greater than 25 percent of the habitable floor area of the main building.

The location in the home is a secondary kitchen that is <400 sq ft of a 1656 sq ft home (<24.15% of total home square footage).

(2) One accessory building may be used in conjunction with the home occupation use.

No accessory buildings exist or will be used.

(3) The residential character of the building and lot shall be preserved.

The character of the residence will not change.

(4) No more than one person who does not reside within the dwelling may be employed on the premises, or use the property as a meeting place for the purpose of traveling to a work site.

There are no company employees and both owners are residents of the home.

(5) Signage on the property shall be regulated in accordance with Sections 1320.08(a)(9) and (12). City of Bethlehem Zoning Ordinance Article 1322 179

There are no signs planned. Any future plans for signs will conform with Bethlehem signage requirements.

(6) If the use will include a non-resident employee, then an additional off-street parking space shall be provided, in addition to the parking for the dwelling. If the use will involve customers regularly visiting the property, then another additional off-street parking space shall be provided.

There are no non-resident employees. Customers will not visit the property.

(7) The nature of the services rendered shall be of that type which are primarily and customarily provided to clients on an individual basis and by appointment only, or off-site. The home occupation shall not advertise regular business hours, and shall not encourage unscheduled customer visits.

The home occupation will not advertise business hours and unscheduled visits will not be permitted. If there are any visits, it will be by appointment only.

(8) No retail sales shall be allowed on the property.

Retail sales will not occur at the property. All sales will occur off-site.

(9) Only minimum storage of supplies shall be allowed. No outside storage of supplies shall be allowed on the property. There shall be no parking of equipment or storage trailers, construction or landscaping equipment, cement mixers or other similar equipment on the property.

No outside storage will occur to support this business. All storage will be maintained in the roasting room of the house and will be minimal.

(10) The use shall not include a biological or other medical testing laboratory.

Does not apply.

(11) The use shall not require delivery by tractor-trailer trucks.

Deliveries will not require tractor trailers.

(12) No equipment or machinery shall be permitted that produces noise, noxious odor, vibration, glare, electrical or electronic interference detectable on another property. The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts typically found on a residential property. The use shall not involve the storage or use of "toxic" or "highly hazardous" substances.

Noise will be undetectable by neighbors as roaster is quiet and indoors. There are no hazardous, flammable, or explosive substances in use that would not typically be found on a residential property. The roaster will be properly ventilated above the roof line where no odors would be detected.

(13) A home occupation shall not be conducted in a manner that is perceptible to other residents between the hours of 9 p.m. and 7:30 a.m.

Operations will not occur between the hours of 9 pm and 7:30 am.

(14) Any tutoring or instruction shall be limited to a maximum of 3 students at a time.

Does not apply.

(15) A barber, beauty shop or manicurist shall not include any non-resident employee(s).

Does not apply.

(16) The main office of a medical doctor, chiropractor or dentist shall not be permitted as a home occupation. A funeral home shall not be allowed as a home occupation.

Does not apply.

(17) The Zoning Hearing Board shall deny a Major Home Occupation application, or limit its intensity through conditions, if the Board determines the use would be too intense for the proposed location. In making such determination, the Board may review such things as the likely amounts of traffic, the types of deliveries needed, the types of operations involved and related nuisances, the amount of off-street and onstreet parking that is available, the density of the neighborhood, whether the use would be adjacent to another dwelling, and setbacks from other dwellings.

This is understood.

(18) The use shall not involve manufacturing, other than of custom crafts and sewing. The use shall not involve commercial repair of motor vehicles.

Roasting of the coffee is a baking activity. There will be no commercial repair of motor vehicles.



Troul Oxford Dr
Centre
389 Devons



Intended Roaster for Property



Capacity/ Output

Batch Size: 0.4 - 2.4 kg

Average Roasting Time: < 15 minute batch

Production: 17.6 lb/hr, 141.1 lb/day (8 kg/hr, 64 kg/day)

Cyclone attachment to collect roasting particles.

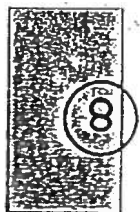


CITY OF BETHLEHEM, PA.
BUREAU OF ENGINEERING

234

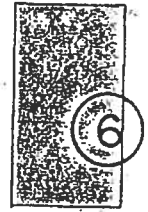
LOCK

149.02'
149.02'D



76

48.20'D
48.20'D



75

113.00'D

392

DRIVE

113.00'D
380

DEVONSHIRE

389

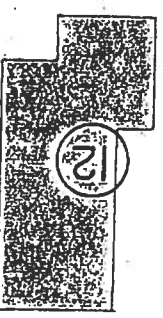
377

113.00'D

401

113.00'D

15' EASEMENT
UTILITY



94

147.11'D
147.11'D

113.00'D



BS

146.59'D
146.59'D

78.90'D

34.14'D



96

142.98'D
142.98'D

113.06'D



10

15' EASEMENT
UTILITY

113.00'D

406

CORNER

11'

50'
11'-28-11"

+

2

BI

M