

APR 25  
SITE ADDRESS: 909 5<sup>th</sup> Ave

Office Use Only:

DATE SUBMITTED: \_\_\_\_\_

HEARING DATE: 5/23/18

PLACARD: \_\_\_\_\_

FEE: # 250

ZONING CLASSIFICATION: RS

LOT SIZE: 55' x 133'

**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>ERIN COOK</u>              |
| Address    | <u>909 5<sup>th</sup> AVE</u> |
|            | <u>BETHLEHEM, PA 18018</u>    |
| Phone:     | [REDACTED]                    |
| Email:     | [REDACTED]                    |

|  |
|--|
| <b>OWNER</b> (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:   |
| <b>ATTORNEY</b> (if applicable):   |
| Name   |
| Address  |
|  |
| Phone:   |
| Email:   |

**X 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             |
|-----------------|----------------------------|---------------------------------|-----------------------------|
| 1319.01.a.14    | 1 additional space         | 0                               | 1 off street parking space. |
|                 |                            |                                 |                             |
|                 |                            |                                 |                             |

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:

Establish a Major Home Occupation to establish  
a one chair salon.

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

\_\_\_\_\_  
\_\_\_\_\_

**X NARRATIVE**

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

**X 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.

*Shinook*  
Applicant's Signature

4/20/18  
Date

*Shinook*  
Property owner's Signature

4/20/18  
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.**

April 20th, 2018

To Whom It May Concern,

Please accept this letter as a formal request for a modification of our zoning status to a Special Exception to establish a Major Home Occupation in order to operate a single-chair salon out of my residence at 909 5th Avenue within the city of Bethlehem. In addition, I would like to request a parking variance for one off-street parking space to meet the required parking ordinance as specified by the Major Home Occupation ordinance. Please see the below narrative and attached photographs to support consideration of both respective requests.

In October of 2009, I opened a 5,000 square foot salon and spa, Inspired By You LifeStyle Studio, at 50 East Broad Street. I owned and operated that small business for seven years, in which I was a full-time Stylist, a mother of two small boys and a small business owner with a minimum of 14 employees at any given time. While we built a respectable clientele base and established a successful business and positive reputation, the space was accompanied by an astronomical amount of overhead expenses. While I was grateful for the entrepreneurial opportunity, it quickly became a financial nightmare. Nonetheless, I hung in there for seven years until a better business opportunity presented itself. In November of 2015, I had an opportunity to downsize and relocate my business to 556 North New Street - A 500 square foot 2-chair salon. I signed a three-year lease at this new location - Which is now up for expiration in December of this year. This has been a much more positive experience, overall, and more stable business opportunity - As the level of sacrifice and financial hardship my family endured during the seven-year duration of my original business structure, was an unbearable situation for me to continue to put them through. The redefined business structure has simplified my life and has allowed me more of a work-life balance that has been critical to the overall success of my small business and to my responsibilities, at home, as a wife and mother. Within the new business structure, it afforded my family to move, this past August, from our home on East Garrison Street, to a home on the west side of Bethlehem, in a quiet and private area of town.

While my current business location has been a wonderful opportunity, I am still finding a need to simplify further, in efforts to create an even more profitable business, as well as more balance in juggling my many responsibilities to both my family and my career. With my business lease expiring the end of this year, I was hoping to convert our existing garage, at our residence, into a one-chair "appointment only" salon. In addition to the general conversion of the space, we would simply need to add onto the back portion of the garage (5'X12') to create an appropriate space for a laundry area for salon operations, as well as a restroom for my clientele. (This has been added to the site plan for your review. This overall opportunity, of converting our garage into my salon, would create an ideal career-family balance, while allowing me to continue to provide a quality of service to my existing clientele. At this point, after 15 years in this industry, I am no longer looking to grow my business - Rather, I am simply looking to provide quality services to my loyal client-base on an appointment only basis. The option of offering a salon at my residence would allow me a better flexibility to accommodate my clientele on a more individual basis, as well as be available to monitor my family's activity and be

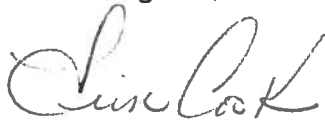
present more. It would be an incredibly life-changing opportunity for both my family and my career as a small business owner and stylist.

Also, at our current location on N. New Street - While it is a lovely space and part of town - We operate into the evening hours and I often leave by myself after dark. I have been approached many times, over the years, by homeless and drunk people while waiting for my appointments to arrive and while closing up shop. We also have instances of homeless and drunk (possibly under other influences) people walk into the salon during business hours for various reasons. Sometimes for money. Our clients are also approached as they are leaving, at times. While I love being part of the downtown community, for safety reasons and concerns, it would be much more ideal and a lot less vulnerable feeling, if I were able to operate discreetly from my place of residence for appointment-based guests only. While I have compassion for others and their circumstances, it has become an unsafe and vulnerable situation while at the salon alone, closing up in the evenings and walking to my car. A low-key salon, out of my home, would help to eliminate this issue, as well.

In closing, my application for a Major Home Occupation Special Exception, as well as a parking variance, meet the required Zoning Ordinance as specified in Article 1322, section (z), (1 - 18). I have attached photographs taken off google maps, in addition to current pictures of our home for your review while considering our request, specifically in support of our parking variance request. As you can conclude by reviewing the pictures, parking is a non-issue in our neighborhood - Fortunately. It was one of the many reasons why we chose to live in this neighborhood!

I thank you, kindly, in advance for your time and consideration. I look forward to meeting you, and discussing with you further, at the hearing date in May.

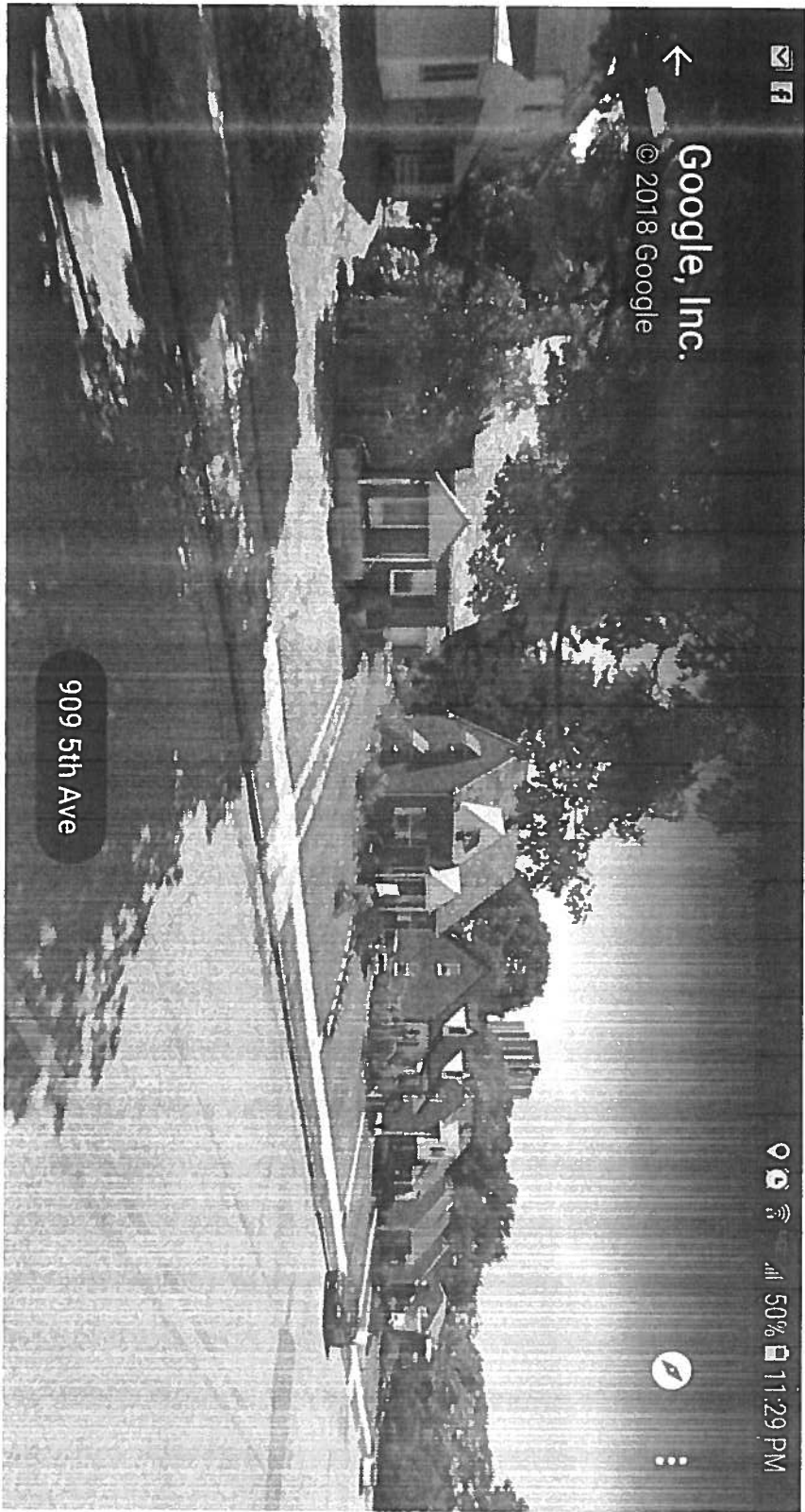
Sincerest Regards,

A handwritten signature in black ink that reads "Erin Cook". The signature is written in a cursive, flowing style.

Erin Cook  
Owner/Stylist  
Inspired By You



Google, Inc.  
© 2018 Google



50% 11:29 PM





Block 82

ST.

10' R

55' D

30'

LIBERTY

GOEPP,

Y-12

R=10'  
L=15.71'D

45.04' D

W. CURBY

606

102.96' D

133.01' D

PROPOSED ADDITION  
(RESTROOM/LAUNDRY)

9

MAIN HOME  
PORCH

2-CAR DRIVEWAY/GARAGE

133.05' D

11

70'

R=20'  
L=31.42'

35' D

55' D

909

55' D

915

12' CURB

FIFTH

70'