



SITE ADDRESS: 605 W Goepf St.

Office Use Only:

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

HEARING DATE: \_\_\_\_\_

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

FEE: \$ 250

ZONING CLASSIFICATION: RE

LOT SIZE: 174 x 194.3 = 33,813 sq ft



**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 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

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**

<b>APPLICANT:</b>	
Name	<u>Laurel + Soshua Athanasio</u>
Address	<u>605 West Goepf St. Bethlehem PA 18018</u>
Phone:	
Email:	

<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
<u>1322.03.7.14</u>	<u>Up to 3 students</u>	<u>Up to 10 students</u>	<u>7 students</u>
<u>1319.01.a.14</u>	<u>7 off-street parking</u>	<u>4 spaces</u>	<u>3 spaces</u>

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 - Yoga Studio  
on 2nd floor.

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.

Samuel Attanasio  
Applicant's Signature

7/25/18  
Date

\_\_\_\_\_  
Property owner's Signature

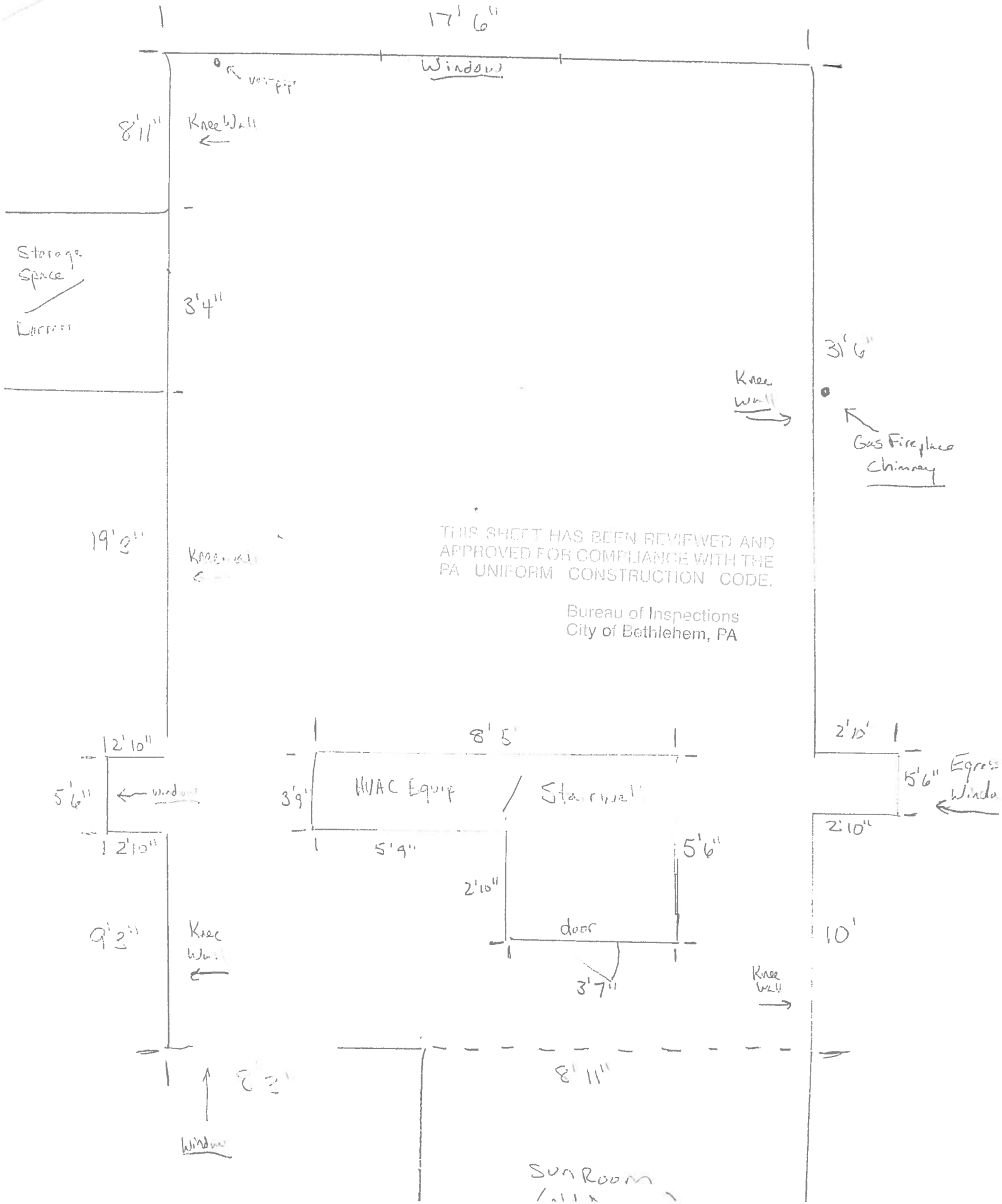
\_\_\_\_\_  
Date

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

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

Existing



THIS SHEET HAS BEEN REVIEWED AND APPROVED FOR COMPLIANCE WITH THE PA UNIFORM CONSTRUCTION CODE.

Bureau of Inspections  
City of Bethlehem, PA

Dear Zoning Committee and Community,

I have lived in Bethlehem almost my entire life. I went to Liberty High School. I continued to live in Bethlehem while attending DeSales University for my undergraduate and graduate degrees. After getting married, my husband and I bought our first house on the same street I grew up on, East Ettwein, which we still own and rent out. We relocated to 605 West Goepp Street, 2.5 years ago after rebuilding the termite ridden property for over a year prior to living in it. I tell you all this because I am truly passionate about helping Bethlehem thrive and grow. I know that I have been a part of this process and I truly love my community.

I was one of the first graduates of the Yoga Loft's teacher training program in 2007. Shortly after that, I started teaching yoga and later decided to leave my career in Higher Education to teach yoga part time as well as help other small businesses in the community develop their marketing plans. Later, I began to use my yoga and growing popularity to help small businesses gain customers during slow times. I also donate gift certificates for free private lessons for any local non-profit or fundraiser that requests a donation.

Within Bethlehem, I have taught events with the following:

Sun Inn Preservation and Sun Inn Tavern  
Bethlehem House Gallery  
Artisan Wine and Cheese Cellars  
Historical Bethlehem Partnership  
Musikfest  
Church Street Market  
Barreform  
Franklin Hill Vineyards  
Black River Winery  
Aardvark Sports Shop  
Lux Eco Salon  
Wise Bean Coffee Shop  
Blendlife Co.  
Yoga Loft of Bethlehem  
Spark Run Club  
VegFest  
Domaci  
Sayre Mansion

I continue to work with many of these small businesses creating events that will help bring them lifetime customers. I also continue to teach a free yoga class at the beginning of Musikfest each year that draws over 100 yogis. In addition, I have worked with the faculty, staff and athletic departments at Lehigh University. My point is that the majority of my business is out in the community, not at my home location.

After gutting and remodeling our current place of residence, a Cap Cod, 605 West Goepf Street, we decided to convert the second floor into a space for me to practice yoga, teach family and friends and teach my private clients. This project was only recently completed. Currently, on average, I teach only 7.5 hours a week out of my residence. Out of this 7.5 hours, 3.3 of those hours (four 50 minute classes), are group sessions. These group sessions are donation only. I do not charge a fee and I only privately invite family and friends. Most people bring me vegetables from their garden, t-shirts from their businesses, plants, and sometimes just a hug. I believe yoga should be accessible to everyone. And, if I am able to donate 3.3 hours of my week to help others feel better, I hope that I can continue to do that. Based on the season and interest, I change the offerings. Currently, in the summer, I am offering Monday 5:30PM-6:20PM, Tuesday/ Thursday 8:30AM-9:20AM and Wednesday 4:30PM-5:20PM. Sometimes, these classes do not even run, if I have community commitments, family and friends are traveling or I am traveling. Students must text, email me or Facebook message me to attend so that visitors never arrive, if I choose not to teach a class for any reason at all. The remaining hours calculated are committed to my private clients. I also do not teach any classes on the weekends since I am often teaching in the community. And, I never work between the hours of 9PM and 7:30AM. Most of my private clients come in the morning or mid-day.

The offerings at my home are a small portion of my business. I teach events all throughout the Lehigh Valley. I also teach retreats all around the globe. I am often gone for more than two weeks at a time. For example, I will be in Italy for three weeks this September, Peru in October for a week and I often go to the Hudson Valley and The Poconos to teach weekend long retreats. During these times, there are no classes at my house. Typically, I travel 2.5 to 3 months out of the year.

I have no signage for my studio. I do not have it publicly listed anywhere. There is no phone number for my studio or public hours. I do not sell any retail. I do not have any employees. We do not have any intention to change the character and look of our home. I do not receive any deliveries for my business. This is my home and I intend to keep it my private residence.

When my students arrive to our home, they walk through the front door and go directly to the second floor. We have a lower level beneath the first floor, which includes a storage area/basement, game room and garage. The total square footage of our house is 4,113 square feet. The studio space square footage is 801 square feet making it 19% of the square footage of our house. The maximum number of students that visit is 10, which rarely occurs.

I know that parking always remains an issue in Bethlehem; however, I am lucky enough to live on a very wide street, which often has no cars parked on it. Please see the attached pictures. In addition, I have a driveway that fits two cars as well as a two car garage. The majority of my neighbors also have driveways and garages making our street free of parked cars. Since the maximum scenario, that does not frequently occur, is 10 people attending class, and I have 4 parking spots on my property and the variance allows for three students at one time, I am requesting a dimensional variance of 3 parking spaces. In addition, my students often walk to class or car pool allowing us not to need these additional spaces.

Lastly and most importantly, my chi-weenie and smallest yogi, Zeek, would be devastated if he no longer received the love and extra treats from the yogis that stop by. Please see attached pic. Zeek, Josh and I ask for your special consideration on this matter. I know that I can further positively contribute to our community by providing occasional yoga at my residence.



**Views from West Goepf and 5<sup>th</sup> Ave**

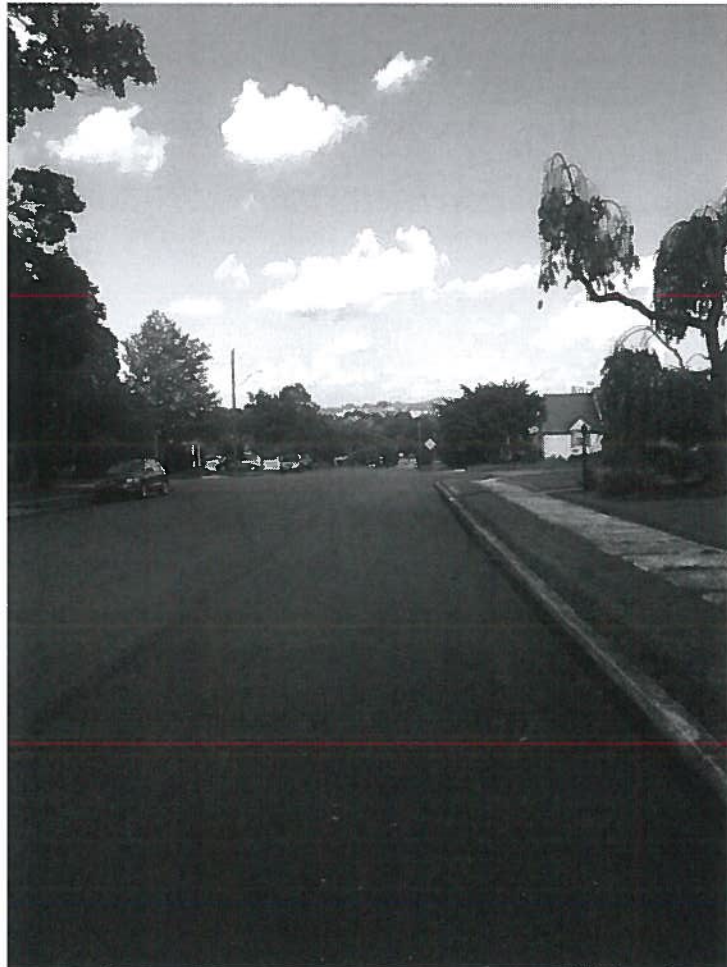




**View from Corner of West Goepp and 5<sup>th</sup> Ave looking towards Union Blvd.**

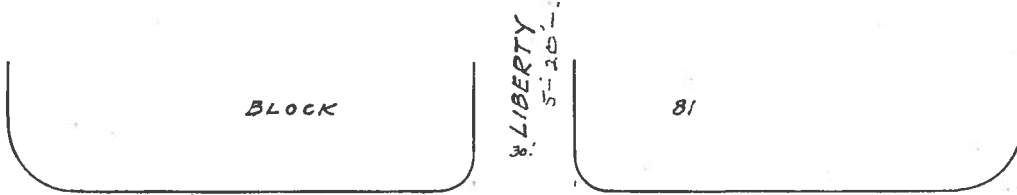


**View from West Goepp standing closer to 6<sup>th</sup> Ave**

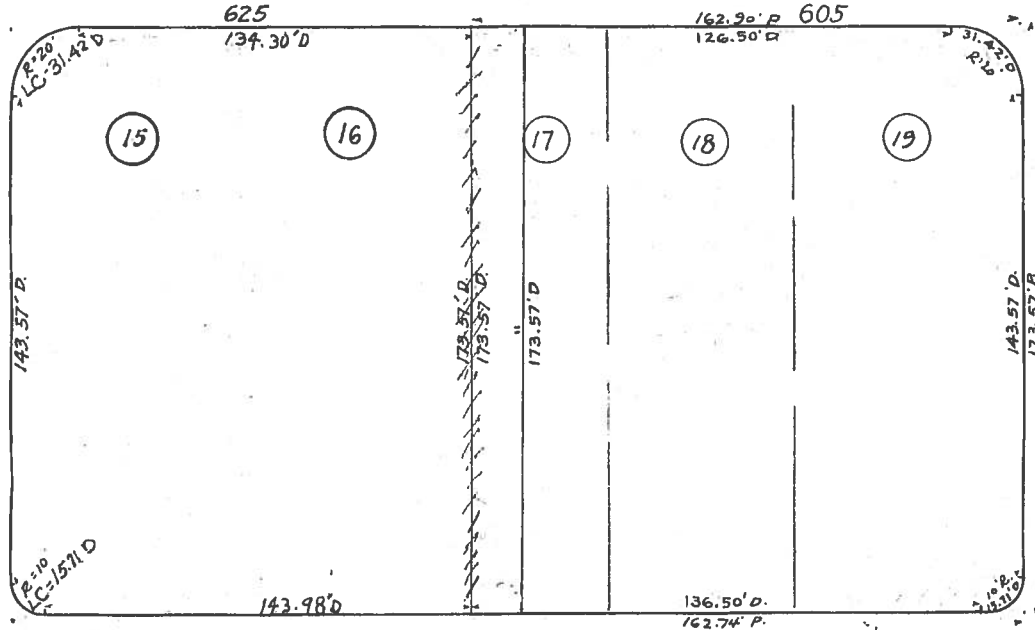


Zeek in the Studio.

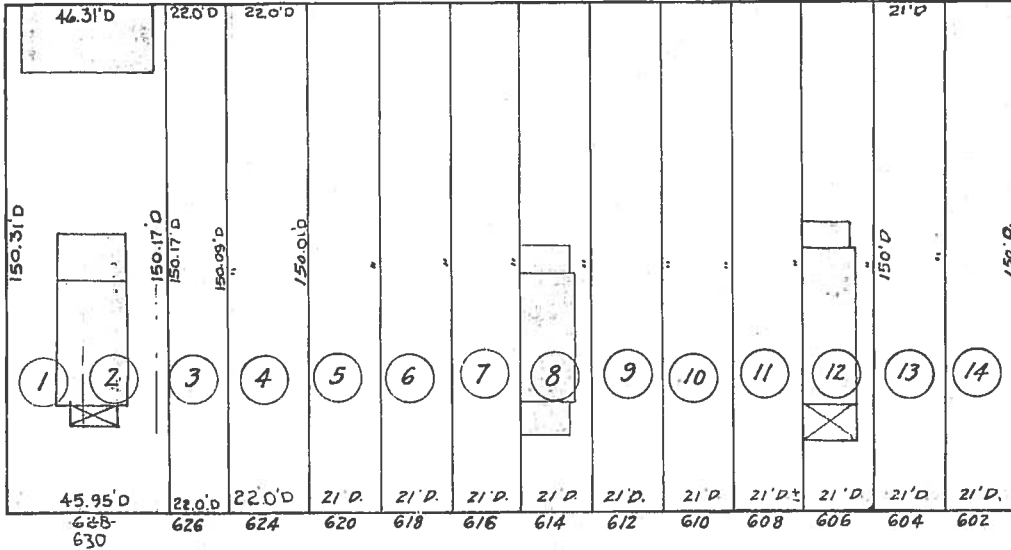




W. GOEPP ST. 12'-46'-12'



W. SPRUCE ST.



W. UNION BOULEVARD

WARD 12 12'-46'-12'

