



SITE ADDRESS: 831-833 Linden St

Office Use Only:  
DATE SUBMITTED: \_\_\_\_\_

HEARING DATE: 1/23/19

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

FEE: \$500

ZONING CLASSIFICATION: CL

LOT SIZE: 5350 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>LINDEN FOOD MARKET PAKO &amp; SHACHI LLC</u>
Address	<u>833 LINDEN ST</u>
	<u>BETHLEHEM PA 18018</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 JAY PATEL

Address 1452 B JOHNSON DR  
BETHLEHEM PA 18017

Phone: 

Email:

**ATTORNEY** (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>1319.</u>	<u>off-street parking spaces 2 spaces</u>	<u>3 spaces</u>	<u>5 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.

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

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

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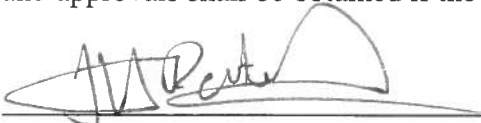
**NARRATIVE**

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.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

  
\_\_\_\_\_

Applicant's Signature

12/23/18  
Date

  
\_\_\_\_\_

Property owner's Signature

12/23/18  
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.**

# CITY OF BETHLEHEM

DEPARTMENT OF

## ENGINEERING

ASSESSMENT MAP

70'

RM

CG

JAN. 5, 1983

256  
348

258  
350

262

25-D

30-D

90-D

73-D  
55-D

5.5-D  
27.34-D

23.66-D

95.5-D

47.35-D  
27.66-D  
27.34-D

835

831

827

825

823

821

819

817

16

17

18

19

20

21

22

RECORD LOT  
as approved by  
RESUBDIVISION

6-2-82  
G. GUTMAN

STREET

STREET CG

180-D

20'

9-A

0.658 75

John Tallarico  
Joanna Tallarico  
274 Wedgewood Road  
Bethlehem, Pa. 18017

December 23, 2018

City of Bethlehem  
Zoning Board  
10 E. Church St.  
Bethlehem, Pa. 18018

ATTN: Susanne Borzak

Dear Ms. Borzak,

My name is John Tallarico. I would like to attest to the fact that my wife, Joanna V. Tallarico , and I own the building at 833 Linden St. Bethlehem, Pa.

This is a mixed use building with residential over commercial. The Linden Food Market is on the first floor. This property has housed a grocery store since 1929. A business that was started by my grandparents.

We support Mr. Patels initiative to acquire a liquor license which fits with his current deli operation. This trend is very popular in many grocery store operations through out the city and suburbs.

Thank you in advance for your consideration in this matter.

Regards



John Tallarico



Joanna Tallarico

THE CITY OF BETHLEHEM  
BETHLEHEM ZONING OFFICE  
10 East Church St, Bethlehem  
PA18017

Date 12/21/18  
Applicant Paku & Shachi LLC (Linden Food Market)  
Location 833 Linden St, Bethlehem PA 18018

Summary The applicant is requesting for a variance from the City of Bethlehem Zoning Ordinance for the following:

Section of Code	Dimension Required by code	Dimension Proposed by Applicant	Variance Sought
1319	8 Spaces	3 Spaces	5 Spaces

The applicant is requesting relief for 5 spaces. The applicant wants to put an additional service of Liquor on the premises. In order to do the applicant has already got a Liquor License R type. As per the requirements of Pennsylvania Liquor Control Board requirement (PLCB) the applicant has to provide seating for 30 seats on premises for the customers.

If we do not meet one of the requirements for PLCB of 30 seating we would not be able to add this service to the business. If we do that we are required to provide 5 additional spaces around the premises as per the city zoning requirements. There is not space available to put in additional spaces on the premises.

The undersigned hereby applies to the Bethlehem Zoning Hearing Board for granting 5 space variance required under section 1319 of the zoning ordinance affecting the above mentioned premises.

Applicant  
Paku & Shachi LLC  
DBA Linden Food Market