



SITE ADDRESS: 323 Pierce Street, Bethlehem, PA 18015

Office Use Only:

DATE SUBMITTED: 12.17.2019

HEARING DATE: 01.22.2020

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

FEE: 500<sup>==</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 0.0461 ACRES

**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: \_\_\_\_\_

**SECTION 1**

<b>APPLICANT:</b>
Name <b>Country Club Brewing, LLC</b>
Address <b>c/o Finneaus Parker, Manager</b>
<b>510 E 3rd Street, Unit 511, Bethlehem, PA 18015</b>
Phone: <b>[REDACTED]</b>
Email: <b>[REDACTED]</b>
<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	PERON PIERCE LP
Address	60 West Broad Street, Suite 102
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]
<b>ATTORNEY (if applicable):</b>	
Name	Michael D. Recchiuti, Esquire ID:90862
Address	60 W. Broad Street, Suite 303
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

**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.

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If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: Applicant seeks special exception relief to change an existing nonconforming use from the current use as a garage to the new proposed use as a brewery with a tap room for on-site consumption and retail sales for off-site consumption. The brewery would be a Pa. L.C.B. G licensed brewery.

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

DEC. 17, 2019  
Date

  
Property owner's Signature

12/17/19  
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.**

Country Club Brewing, LLC

Narrative Statement in Support of Relief

1. Relief Requested: Change existing non-conforming use as a garage to a new non-conforming use as a brewery with tap room. Pursuant Article 1323.07 Special Exception relief pursuant to 1325.07 is required to change a non-conforming use to another non-conforming use.
2. Why relief should be granted:
  - a. Property is located between the CL District and I-IR District, and is not close to any purely residential property.
  - b. The change will clean up and utilize a currently underused and decaying property.
  - c. The appearance of the building will be enhanced by the brewery.
  - d. The project will enhance the beauty and safety of the Bethlehem Greenway.
  - e. The project will fit in with the surrounding area better than the garage.
  - f. While the brewery will create an increase in use of the existing building, the impacts will be minimal to the surrounding area in that there is not expected to be a noticeable or impactful increase in traffic from vehicles.
  - g. The brewery will not create a noticeable or impactful increase in noise, smoke, dust, fumes, vapors, gases, odor, glare and vibration. Steam will be the only gas released from the brewery.
  - h. The brewery will increase the current amount of waste disposed by the property, but that amount will be negligible when included in the overall plan for the adjacent properties.
  - i. The brewery fits in well with the City's Comprehensive Plan for that area.
  - j. The brewery will be in the best interest of the City, community, the public welfare and will substantially improve the property and the adjacent properties.
  - k. A brewery is suitable for the property. A brewery with taproom successfully operates several blocks away in a similar type and sized building.
  - l. The character of the nearest residential neighborhood will be unaffected by this change.
  - m. Arrangements have been made with a neighboring parking lot to lease parking spaces, if needed, to minimize the affect of the brewery on the neighborhood by avoiding parking on the street.
  - n. There is not a significant safety hazard created by the brewery.
  - o. The use is appropriate for the site and neighborhood.

**PERON PIERCE, LP**  
60 West Broad Street  
Bethlehem, PA 18018

December 9, 2019

Michael D. Recchiuti, Esquire  
60 W. Broad Street, Suite 303  
Bethlehem PA 18018

To whom it may concern:

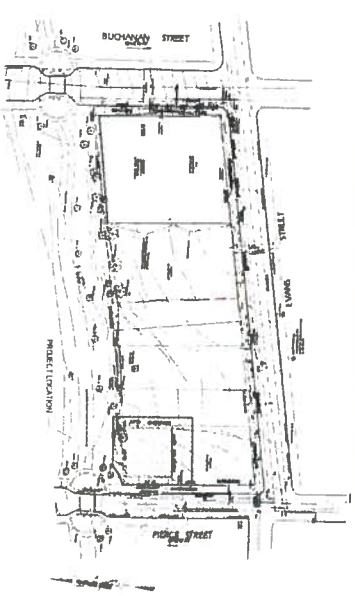
Please accept this letter as evidence that the owner of P6SE1B1740204, Peron Pierce LP, consents to Country Club Brewing LLC's zoning application before the City of Bethlehem Zoning Hearing Board. CCB is the tenant for this property pursuant to a lease with Peron Pierce LP dated November 4, 2019. Please contact me with any questions or concerns, thank you.

Very truly yours,

Peron Pierce LP

By: 

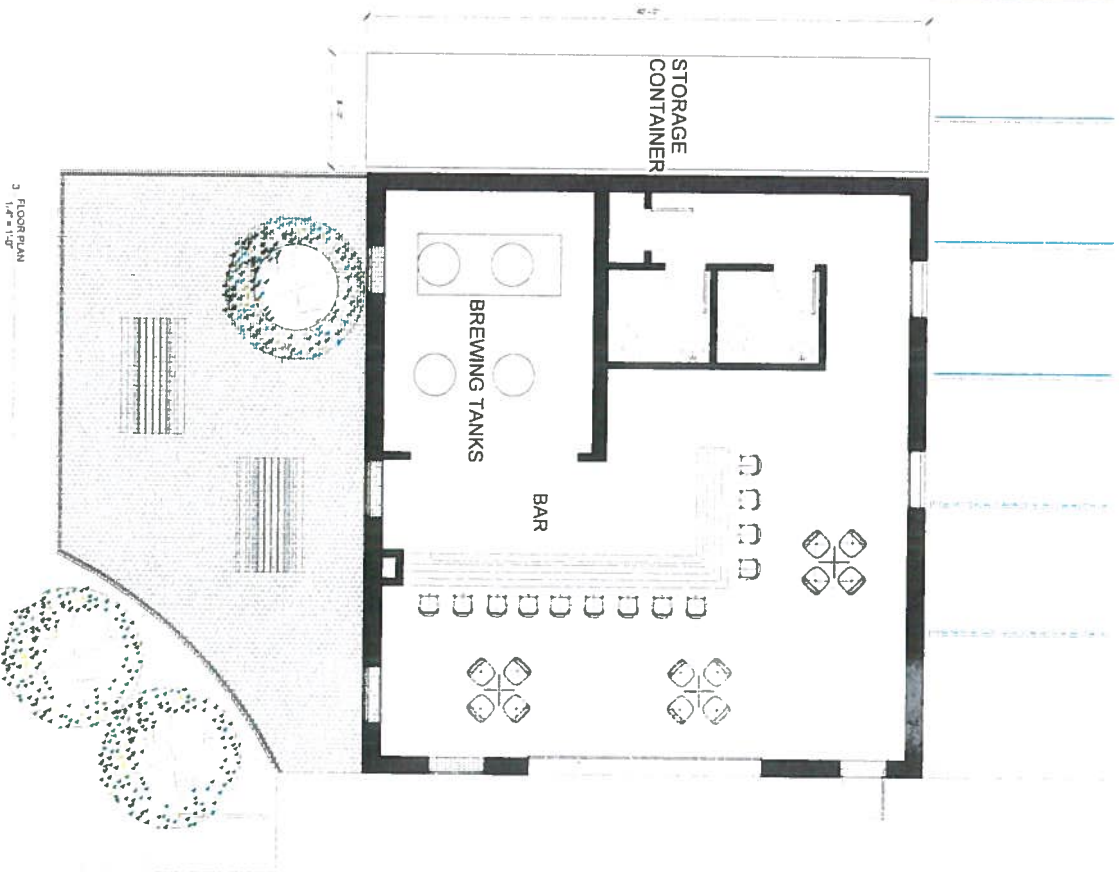
Robert de Beer, Authorized Representative



2 KEY PLAN  
1" = 500'



COUNTRY CLUB BREWING  
PERON DEVELOPMENT  
11.5.2019



3 FLOOR PLAN  
1/4" = 1'-0"











