

Hanover

Engineering Associates Inc



May 7, 2013

City Council
10 East Church Street
Bethlehem, PA 18018

RE: Re-Zoning Request of Lands of
1st Presbyterian Church of Bethlehem
14 Ward (2344 Center Street)
City of Bethlehem, Northampton County
Hanover Project E-2315(2010)

Dear Members of Council:

This letter serves as the petition for the rezoning of lands located in the vicinity of Center Street and the unopened portion of Langhorne Avenue, from Institutional (I) District to Residential Retirement Complex (RCC) Zoning District. Please find enclosed the following:

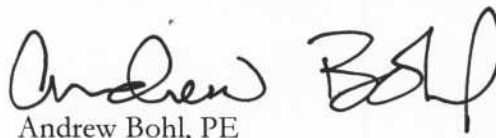
1. One (1) copy of the Land Transfer Plan, dated December 13, 2012 with the land to be re-zoned delineated.
2. One (1) check in the sum of \$200.00 made payable to the City of Bethlehem for the re-zoning request fee.
3. One (1) copy of the affidavit signed by First Presbyterian Church of Bethlehem, dated May 7, 2013.

The owner of the land proposed to be rezoned is currently First Presbyterian Church of Bethlehem. However Presbyterian Homes, Inc. has an agreement to purchase the lands proposed to be rezoned to RRC. Presbyterian Homes, Inc., the owners of Kirkland Village is acquiring the lands to expand their current facilities adjacent to the land. Presbyterian Homes, Inc. has submitted a re-subdivision application to the City to consolidate the lands to acquire and create one lot for the Kirkland Village Retirement Community. The rezoning of the lands to be acquired would eliminate a parcel with multiple Zoning Districts. Thus, we feel the rezoning of the land would be beneficial to all parties concerned.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING ASSOCIATES, INC.


Andrew Bohl, PE

ab:jle

S:\Projects\Private\Lehigh-Priv\E-2315(2010) Kirkland Village Expansion Project\Correspondance\City Council-Re-zoning of lands-2013-05-02.doc

Enclosure(s)

Cc: Mr. Rodney Fenstermacher, Presbyterian Homes, Inc. (with enclosures)
Mr. Jeff Davis, Presbyterian Homes, Inc. (with enclosures)
James C. Omdahl, Esquire (with enclosures)
Ms. Tracy Samuelson, Assistant Planning Director (with enclosures)

AFFIDAVIT


I, James A. Largay III, Ph.D., the undersigned adult individual, having been duly sworn, do hereby aver that I am the President of the Board of Trustees of First Presbyterian Church of Bethlehem ("FPCB"), 2344 Center Street, Bethlehem, PA 18017, and that I am authorized to make this affidavit on behalf of FPCB, on which basis I make the following averments:

That FPCB is the owner of the property known as 2234 Center Street, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, also known as Northampton County Tax Parcel Identifier No. N6-9-3-0204; and

That FPCB has an agreement to sell 4.7781 acres of its land to Presbyterian Homes, Inc. ("PSI"), owner of Kirkland Village Retirement Community; and

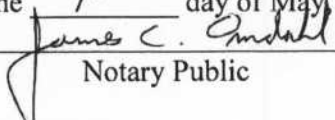
That FPCB supports the application of PSI to rezone the land that is the subject of the proposed sale of 4.7781 acres from Institutional (I) District to Residential Retirement Complex (RCC) District as more fully described in that certain letter dated May 7, 2013, addressed by Hanover Engineering Associates, Inc. to Bethlehem City Council, and on the plan dated 12/12/12 entitled, "Presbyterian Housing and Services Corporation Land Transfer Plan," Project No. E-2315(2010), prepared by Hanover Engineering Associates, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of May, 2013.



**James A. Largay III, Ph.D., President
Board of Trustees
First Presbyterian Church of Bethlehem**

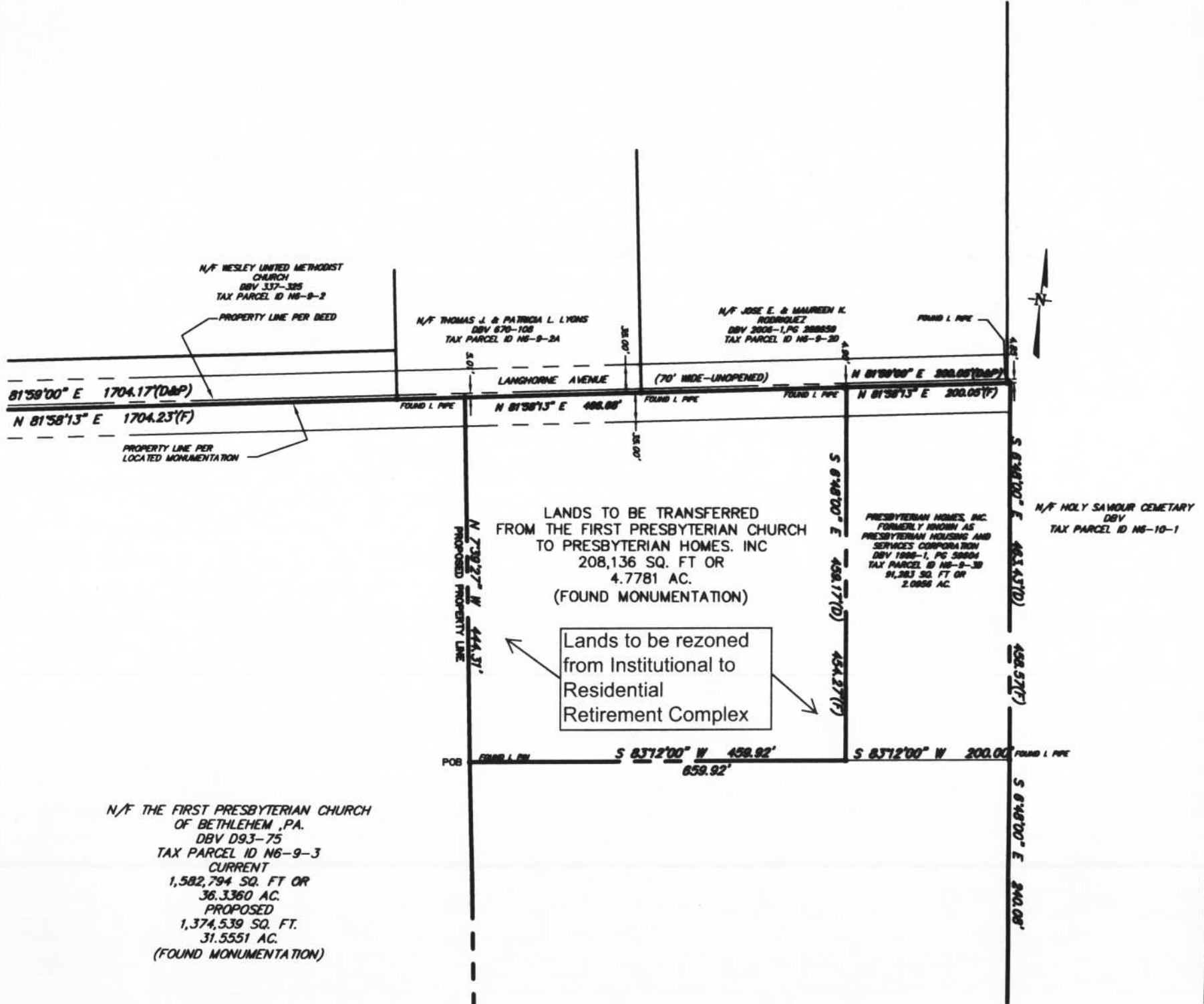
Subscribed and sworn to before me the undersigned Notary Public on the 7th day of May, 2013.



Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James C. Omdahl, Notary Public
Hanover Twp., Northampton County
My Commission Expires May 12, 2013
Member, Pennsylvania Association of Notaries



N/F THE FIRST PRESBYTERIAN CHURCH
 OF BETHLEHEM, PA.
 DBV D93-75
 TAX PARCEL ID N6-9-3
 CURRENT
 1,582,794 SQ. FT OR
 36.3360 AC.
 PROPOSED
 1,374,539 SQ. FT.
 31.5551 AC.
 (FOUND MONUMENTATION)

LANDS TO BE TRANSFERRED
 FROM THE FIRST PRESBYTERIAN CHURCH
 TO PRESBYTERIAN HOMES, INC
 208,136 SQ. FT OR
 4.7781 AC.
 (FOUND MONUMENTATION)

Lands to be rezoned
 from Institutional to
 Residential
 Retirement Complex

N/F WESLEY UNITED METHODIST
 CHURCH
 DBV 337-325
 TAX PARCEL ID N6-9-2

 PROPERTY LINE PER DEED

 PROPERTY LINE PER
 LOCATED MONUMENTATION

N/F THOMAS J & PATRICIA L. LYONS
 DBV 670-108
 TAX PARCEL ID N6-9-2A

N/F JOSE E. & MAUREEN K.
 RODRIGUEZ
 DBV 3006-1, PG 288659
 TAX PARCEL ID N6-9-2B

PRESBYTERIAN HOMES, INC.
 FORMERLY KNOWN AS
 PRESBYTERIAN HOUSING AND
 SERVICES CORPORATION
 DBV 1988-1, PG 58804
 TAX PARCEL ID N6-9-3B
 91,283 SQ. FT OR
 2.0856 AC.

N/F HOLY SAVOUR CEMETARY
 DBV
 TAX PARCEL ID N6-10-1

81°58'00" E 1704.17 (D&P)
 N 81°58'13" E 1704.23 (F)

LANGHORNE AVENUE
 (70' WIDE-UNOPENED)

N 81°58'13" E 498.88'

N 81°58'00" E 300.05 (D&P)

N 81°58'13" E 300.05 (F)

N 73°27' W 444.31'
 PROPOSED PROPERTY LINE

S 81°48'00" E 498.17 (D)
 454.37 (F)

S 81°48'00" E 498.17 (D)
 458.57 (F)

S 81°48'00" E 340.08'

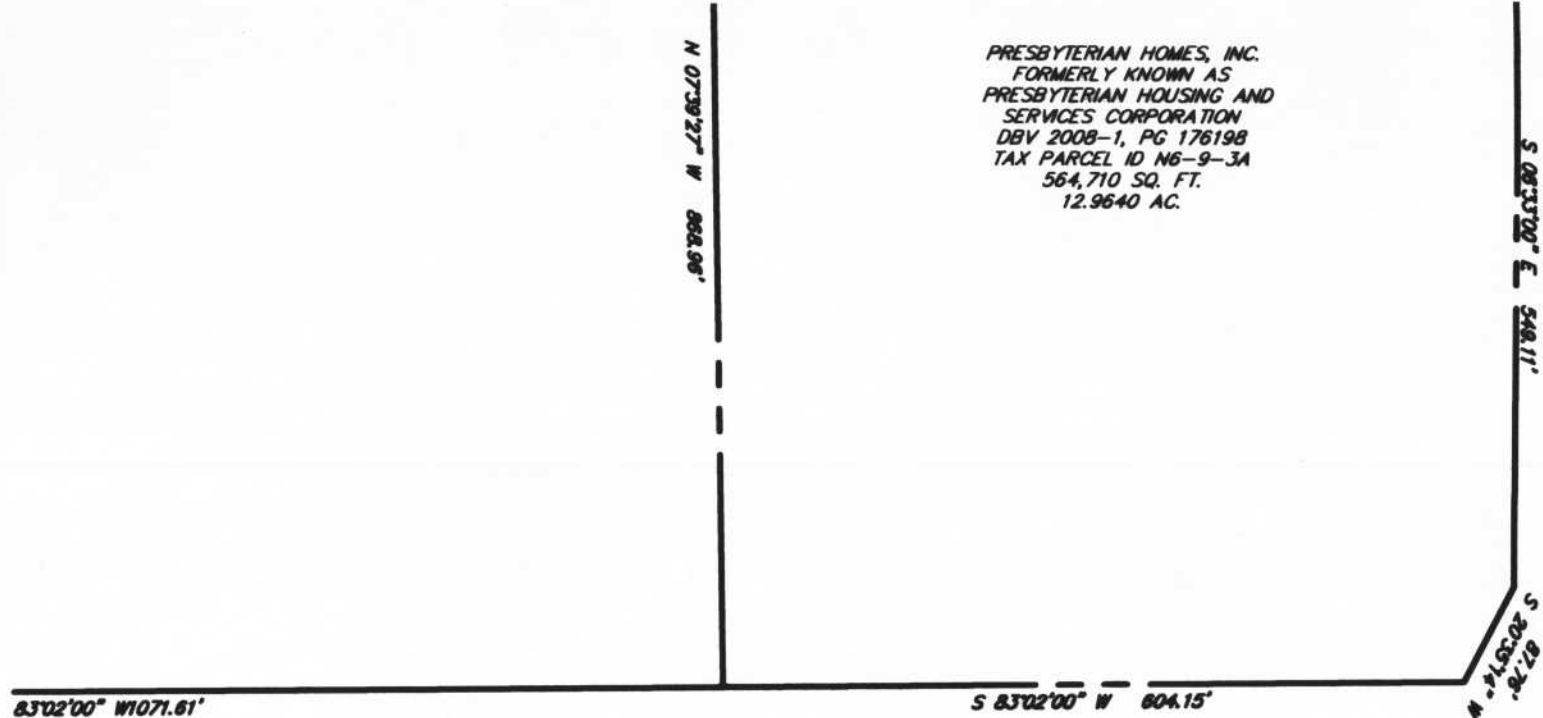
S 83°12'00" W 458.92'
 859.92'

S 83°12'00" W 200.00'

POB

FOUND I. PIPE

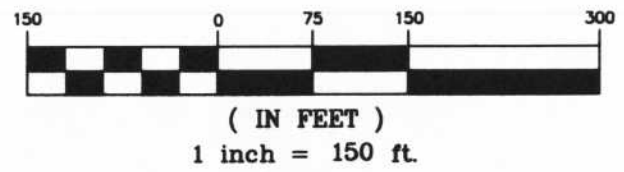
PRESBYTERIAN HOMES, INC.
 FORMERLY KNOWN AS
 PRESBYTERIAN HOUSING AND
 SERVICES CORPORATION
 DBV 2008-1, PG 176198
 TAX PARCEL ID N6-9-3A
 564,710 SQ. FT.
 12.9640 AC.



NOTES:
 1. FIELD SURVEY DONE IN NOVEMBER 2012.
 F=FIELD DIMENSION, D=DEED DIMENSION & P=PLAN DIMENSION.

PRESBYTERIAN HOUSING AND SERVICES CORPORATION

GRAPHIC SCALE



LAND TRANSFER PLAN		
FOURTEENTH WARD CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA	DRAWN BY: KTH	PROJECT NO. E-2315(2010)
	CHECKED BY: HEA	SHEET NO. 1 OF 1
	DATE: 12-12-12	
SCALE: 1" = 150'		252 Brodhead Road, Suite 100 Bethlehem, PA 18017-8944 610.691.5644 Fax 610.691.6968
Hanover Engineering Associates Inc		