

KOLB, VASILIADIS & FLORENZ, LLC

ATTORNEYS AT LAW
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BETHLEHEM, PENNSYLVANIA 18018-5721

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Jacob S. Kolb
(1949-2011)

June 24, 2015

Louise M. Kelchner, City Clerk
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

Re: Petition of Moravian College for Amendment of Zoning Ordinance
by Revision of Zoning Map

Dear Ms. Kelchner:

As you know, my office represents Moravian College with regard to its Petition to City Council to amend the City's Zoning Map by changing the zoning of the block bordered by Durham Street, Main Street, West Laurel Street, and Orchard Street, from the RT Zoning District to the Institutional Zoning District. Moravian College owns 100% of the property within this block. Moravian proposes to erect a new Health Science Building on this block and, for that purpose, the zoning will need to be changed.

Our formal Petition is enclosed with this letter.

Thank you for your attention, and if any additional information is required, please let me know, and I will promptly provide whatever is needed.

Very truly yours,


Paul A. Florenz

/mam

Enclosure

cc: Moravian College w/o encl.

PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM
FOR AMENDMENT OF THE CITY ZONING ORDINANCE
BY REVISION OF THE CITY ZONING MAP

AND NOW, comes MORAVIAN COLLEGE, by and through its attorneys, KOLB, VASILIADIS & FLORENZ, LLC, and Petitions City Council for revision of the city's zoning map as is more particularly set forth herein:

1. Petitioner, Moravian College, is a Pennsylvania non-profit corporation, which operates an institution of higher education, located in the city of Bethlehem, Northampton and Lehigh Counties, Pennsylvania.
2. Among the properties owned by Petitioner in the city of Bethlehem, Northampton County, Pennsylvania, is that city block bounded on the North by Durham Street, on the East by Main Street, on the South by West Laurel Street, and on the West by Orchard Street. This property will be hereinafter referred to as the "Subject Property." The Subject Property is delineated in the plan attached hereto as Exhibit "A" and made a part hereof.
3. A meets and bounds description of the Subject Property is attached hereto as Exhibit "B" and made a part hereof.
4. The Petitioner owns 100% of the land comprising the Subject Property.
5. The street addresses and parcel identification numbers of the separate parcels which make up the Subject Property are as follows:

<u>Address</u>	<u>Parcel No.</u>
1103-1105 Main Street	N6SE4D-8-4
1109 Main Street	N6SE4D-8-3
1111 Main Street	N6SE4D-8-2
1115 Main Street	N6SE4D-8-1A
1117 Main Street	N6SE4D-8-1
1116 Orchard Street	N6SE4D-8-5
1118 Orchard Street	N6SE4D-8-6

6. The Subject Property is bordered on the North and the West by Petitioner's campus.

7. The portions of Petitioner's campus adjoining the Subject Property on the North and West are zoned "Institutional."

8. The Subject Property is zoned RT.

9. The Petitioner proposes to raze all of the buildings located on the Subject Property and build thereon a new Health Science Building, which will contain classrooms, laboratories, offices, and other such facilities which will be used by Petitioner as part of its educational mission.

10. In order for Petitioner to construct its new Health Science Building, the Subject Property will have to be rezoned from RT to Institutional.

11. The rezoning of the Subject Property from RT to Institutional will be an integral step in the continuation and expansion of Petitioner's educational programs, , and will represent a logical extension of Petitioner's campus. Further, the requested rezoning would not be detrimental to surrounding property owners, and would not change the character of the area.

WHEREFORE, Petitioner prays City Council to revise the city's zoning map by rezoning the Subject Property, which is more particularly described in Exhibit "B" hereto, from RT to Institutional.

Date: June 22, 2015

KOLB, VASILIADIS, & FLORENZ, LLC

By: *Paul A. Florenz*

Paul A. Florenz, Esquire
Attorney for Petitioner
60 West Broad Street, Ste. 303
Bethlehem, PA 18018

KOLB, VASILIADIS
AND FLORENZ, LLC
ATTORNEYS AT LAW
BETHLEHEM, PA



AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF Northampton :

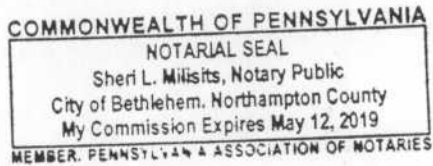
Before me, a Notary Public in and for the said Commonwealth and County, personally appeared MARK REED, who being duly sworn according to law deposes and says that he is the Vice President for Finance and Administration of Moravian College, the Petitioner herein, that he is authorized to make this Affidavit on its behalf, and that the facts set forth in the foregoing Petition are true and correct to his personal knowledge, information, and belief.

Moravian College:

By: Mark Reed
Mark Reed, Vice President for Finance
and Administration

Sworn and subscribed /
before me this 22nd day
of JUNE, 2015.

Sheri L. Milisits
Notary Public



Absolute Perfect Image

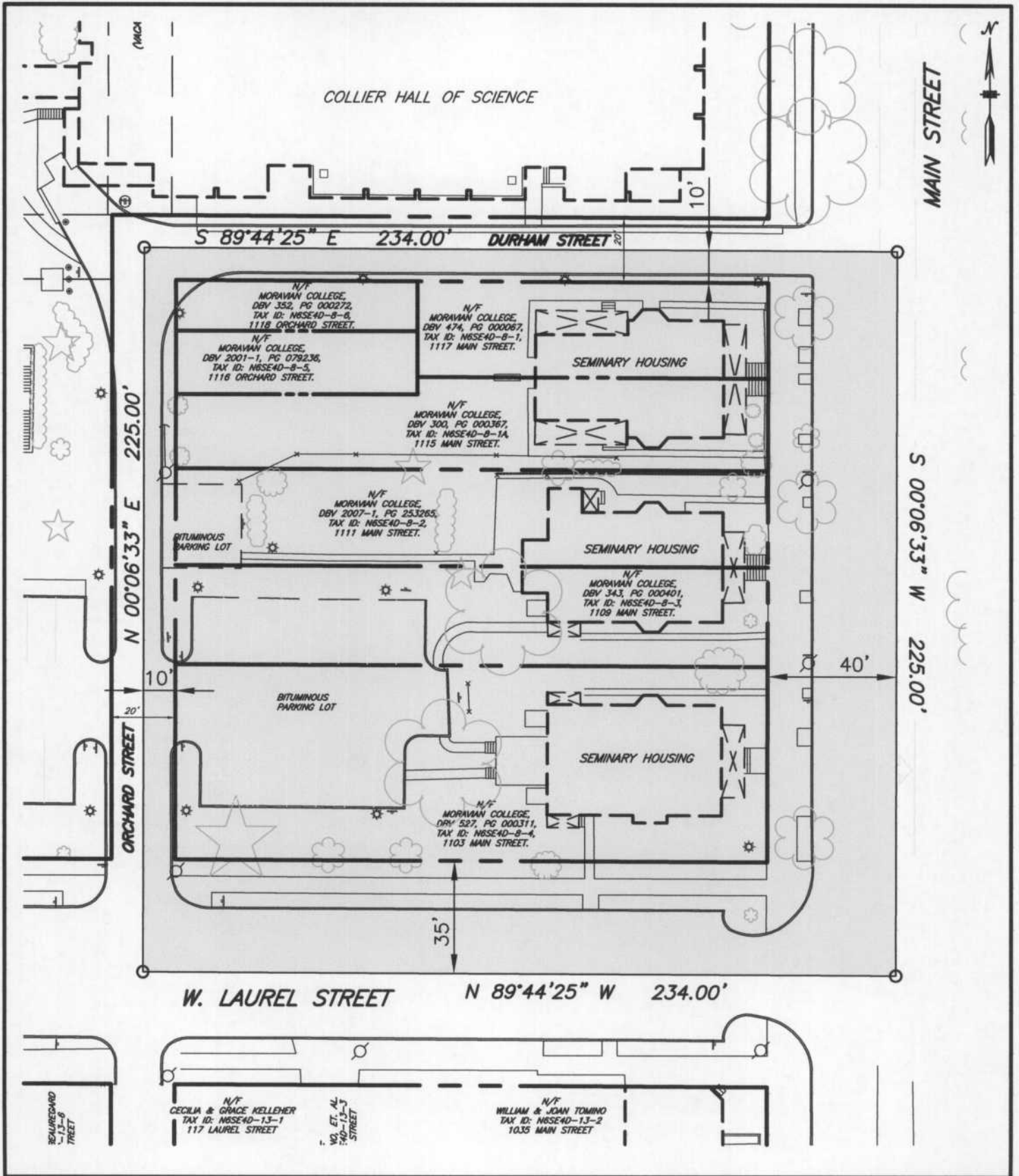
PREMIUM CO. IN BETH

KOLB, VASILIAS
AND FLORENZ, LLC
ATTORNEYS AT LAW
BETHLEHEM, PA

EXHIBIT 'A'

KOLB, VASILADIS
AND FLORENZ, LLC
ATTORNEYS AT LAW
BETHLEHEM, PA

EXHIBIT 'B'



**KEYSTONE
CONSULTING
ENGINEERS**

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MORAVIAN COLLEGE

**AREA OF REZONING REQUEST
MAIN AND LAUREL STREETS**

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

DWG. NO. CB-15-021

SCALE: 1" = 40'

DWN. BY: KTL

DATE: 5/21/15

REVISED: 6/10/15

SHEET: 1 OF 1

**Area of Rezoning Request
(High-Density Residential to Institutional)
City of Bethlehem
Ward 8, Block 10
Northampton County**

ALL THAT CERTAIN tract or parcel of land situate west of Main Street between West Laurel Street and Durham Street in the City of Bethlehem, Ward 8 Block 10, County of Northampton, Commonwealth of Pennsylvania, more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING at the intersection of the centerlines of the right-of-way of West Laurel Street (70 feet wide) and the right-of-way of Main Street (80 feet wide);

Thence along the centerline of the right-of-way of West Laurel Street, North 89° 44' 25" West, 234.00 feet to the centerline of the right-of-way of Orchard Street (20 feet wide);

Thence along the centerline of the right-of-way of Orchard Street, North 00° 06' 33" East, 225.00 feet to the centerline of the right-of-way of Durham Street (20 feet wide);

Thence along the centerline of the right-of-way of Durham Street, South 89° 44' 25" East, 234.00 feet to the centerline the right-of-way of Main Street;

Thence along the centerline of the right-of-way of Main Street, South 00° 06' 33" West, 225.00 feet to the point and place of beginning.

CONTAINING 52,650.18 square feet (1.209 acres) of land more or less.

Subject to any pertinent facts that a title search might disclose.