

LAW OFFICES  
BROUGHAL & DeVITO, L.L.P.

38 WEST MARKET STREET  
BETHLEHEM, PENNSYLVANIA 18018-5703

JAMES L. BROUGHAL  
LEO V. DEVITO, JR.  
JOHN S. HARRISON  
JAMES F. PRESTON\*  
WENDY A. NICOLOSI  
LISA A. PEREIRA\*

\*ALSO MEMBER NEW JERSEY BAR

TELEPHONE  
(610) 865-3664  
FAX  
(610) 865-0969  
E-MAIL  
lawyers@broughal-devito.com  
WEBSITE  
www.broughal-devito.com

February 4, 2016

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

**RE: *Bethlehem Parking Authority  
Petition to City Council  
Vacation of Graham Place***

Dear Louise:

With respect to the above matter and per our telephone conversation this afternoon, enclosed please find the fully executed original of the Petition to the City Council of the City of Bethlehem for Street Vacation. I would really appreciate it if you would please let me know when this will be going before City Council. Thank you very much for your assistance in this matter.

Very truly yours,

  
James L. Broughal

JLB/tms

Enclosure

cc: Kevin Livingston, Executive Director (w/encl.; via email)  
Bethlehem Parking Authority



**PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM**  
**FOR STREET VACATION**

*AND NOW*, comes the *BETHLEHEM PARKING AUTHORITY and SOUTH SIDE BETHLEHEM HOTEL ASSOCIATES, LP*, by and through their attorneys, Broughal & DeVito, L.L.P., and Petition City Council for street vacation as is more particularly set forth herein:

1. Petitioner Bethlehem Parking Authority, is a Pennsylvania parking authority which operates the City of Bethlehem parking system and is located in the City of Bethlehem, Northampton and Lehigh Counties, Pennsylvania, and Petitioner, South Side Bethlehem Hotel Associates, LP, a Pennsylvania limited partnership, which owns and operates a full service hotel at 120 W. Third Street, Bethlehem, Pennsylvania 18015 (hereinafter Petitioner Bethlehem Parking Authority and Petitioner South Side Bethlehem Hotel Associates, LP are sometimes referred to as "Petitioners").

2. Located immediately adjacent to property owned by Petitioners in Bethlehem, Northampton County, is a street one block in length, known as Graham Place. A map depicting the location of Graham Place and a legal description of Graham Place are attached hereto, collectively, as *Exhibit "A"*, and made parts hereof.

3. Petitioners own a majority of the property on both sides of Graham Place.

4. The city block which is bounded by Graham Place, Vine Street, Rink Street and New Street properties is owned by the Petitioner, Bethlehem Parking Authority, some of which is currently used for public parking.

5. Petitioner, Bethlehem Parking Authority, subject to the approval of the City of Bethlehem Planning Commission, desires to construct a 626 space public parking garage on

property owned by the Petitioner, Bethlehem Parking Authority and that portion of Graham Place hereby requested for vacation pursuant to this Petition ("New Street Parking Garage").

6. Upon construction of the New Street Parking Garage, public access along Graham Place will not be allowed.

7. Under these circumstances, the vacation of Graham Place would be appropriate.

**WHEREFORE**, Petitioners pray City Council to vacate Graham Place, from its intersection with Vine Street to its terminus at New Street as such street is more particularly described in **Exhibit "A"** hereto.

Date: February 4, 2016

BROUGHAL & DEVITO, L.L.P.

By: 

James L. Broughal, Esquire  
Attorney for Petitioners  
38 West Market Street  
Bethlehem, PA 18018

***EXHIBIT "A"***  
***Map and Legal Description of Graham Place***





Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

941 Marcon Boulevard  
Suite 801  
Allentown, PA 18109  
T: 610.868.4201  
F: 610.264.4672  
www.maserconsulting.com

**DESCRIPTION OF RIGHT-OF-WAY VACATION  
CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**GRAHAM PLACE  
MC PROJECT NO. 15001235B**

**January 4, 2016**

All those lots, tracts or parcels of land situate, lying and being in the City of Bethlehem, in the County of Northampton and the Commonwealth of Pennsylvania, and being public right of way, owned now or formerly, the City of Bethlehem and to be granted to City of Bethlehem Parking Authority as shown on a map entitled: "Right-of-Way Vacation for City of Bethlehem Parking Authority, Graham Place, City of Bethlehem, Northampton County, Pennsylvania", dated December 22, 2015, and being more particularly bounded and described as follows, to wit:

**BEGINNING** at the corner of the intersection of the southerly right-of-way of Graham Place (36 foot right-of-way) and the westerly right of way of New Street (60 foot right-of-way);

The following eight (8) courses:

1. **N77° 09' 39"W, 94.13 feet**, to a point, thence –
2. **S86° 22' 01"W, 49.01 feet**, to a point, thence –
3. **S86° 27' 57"W, 152.42 feet**, to the corner of the intersection of the southerly right-of -way of Graham Place and the easterly right of way of Vine Street, thence –
4. **N03° 32' 03"W, 36.00 feet**, to the corner of the intersection of the northerly right-of -way of Graham Place and the easterly right of way of Vine Street, thence –
5. **N86° 27' 57"E, 152.39 feet**, to a point, thence –
6. **N86° 22' 01"E, 54.19 feet**, to a point, thence –
7. **S77° 09' 39"E, 88.35 feet**, to the corner of the intersection of the northerly right of way of Graham Place and the westerly right of way of New Street, thence –
8. **S04° 08' 06"E, 37.64 feet** to the Point and Place of **BEGINNING**.

**CONTAINING:** 10,629 square feet or 0.244 acres of land more or less.

**SUBJECT TO:** all easements, restrictions, covenants, agreements of record.

R:\Projects\2015\15001235A\Survey\Description\ROW\_Vacation.docx



