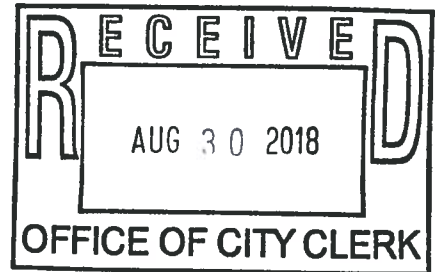


**MORNING STAR PARTNERS, LLC**  
**2705 Bridle Path Place**  
**Bethlehem, PA 18017**

August 30, 2018

Adam R. Waldron, Council President  
City of Bethlehem Council  
10 E. Church Street  
Bethlehem, PA 18018



**Re: Rezoning Petition of Morning Star Partners, LLC**

Dear Mr. Waldron:

Enclosed please find the Petition of Morning Star Partners, LLC to rezone certain property located in the City of Bethlehem, known more specifically as Northampton County Tax Map Parcel No. P6NE1D-14-7.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kori Lannon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kori Lannon, Member

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

AN NOW comes Morning Star Partners, LLC, to Petition City Council for a revision of the city's zoning map as more particularly set forth herein:

1. Petitioner, Morning Star Partners, LLC ("Morning Star"), is a limited liability company with a business address of 2705 Bridle Path Place, Bethlehem, PA 18017-3803.
2. Morning Star owns real property in the City of Bethlehem more particularly described by Deed dated May 9, 2014 recorded at Northampton County Deed Book 2014-1, Page 77550 ("Subject Property").
3. The Subject Property - containing a single-family dwelling, two apartments units, and various retail uses, all on the same lot - is further identified by the street addresses of 511 New Street (retail use), 513 New Street (retail use), 515 New Street (retail use), and 2 West Market Street (residential use).
4. The Subject Property is at the intersection of Market and New Streets as shown on Exhibit "A" attached hereto and made a part hereof.
5. The retail uses at the Subject Property are contained in a building that housed the Moravian Brass Foundry.
6. The structures at the Subject Property are historically significant.
7. The Subject Property is zoned RT (high density residential).
8. The retail uses at the Subject Property are not permitted in the RT Zoning District.
9. The Subject Property abuts a CB zoning district (central business) to the north.
10. Retail uses are permitted in the CB zoning district.


11. Petitioner will be able to restore and maintain the structures in their historic condition.

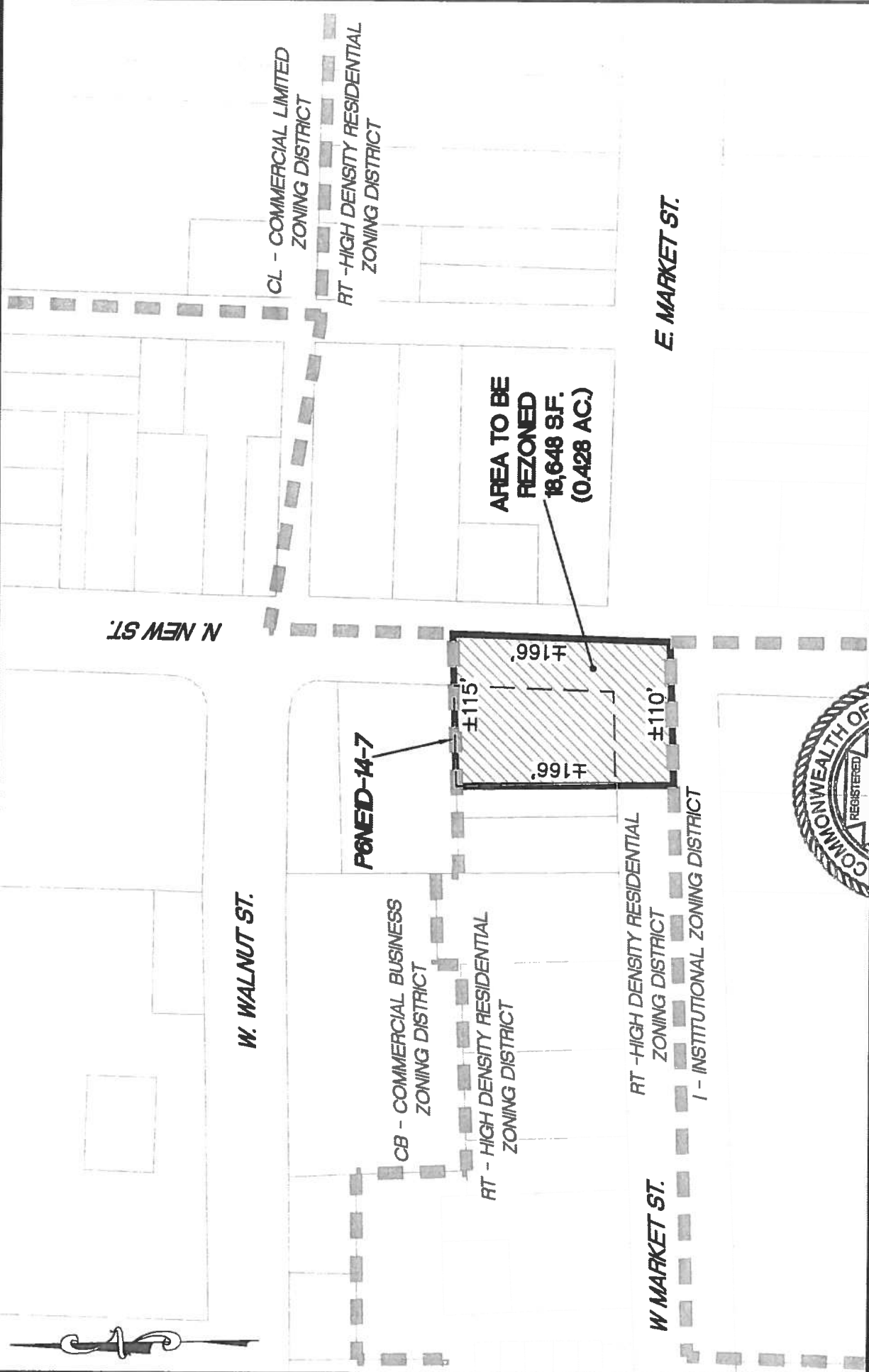
12. Rezoning the property to CB will allow Morning Star to operate the retail uses as permitted uses, and to use the existing dwelling unit as a permitted financial service office.

Wherefore, Petitioners pray City Council to revise the city's zoning map by rezoning the Subject Property, delineated in Exhibit "A" attached hereto, and described in the metes and bounds description attached hereto as Exhibit "B", from RT (high density residential) to CB (central business).

Morning Star Partners, LLC

Date: August 30, 2018


By:   
Kori Lannon



CL - COMMERCIAL LIMITED ZONING DISTRICT  
 RT - HIGH DENSITY RESIDENTIAL ZONING DISTRICT

AREA OF ZONING REQUEST  
 TAX PARID: P6NE1D-14-7  
 MORNING STAR PARTNERS, LLC  
 CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY, PENNSYLVANIA

JOB NO. 1307-BCI DATE: 8/30/18

BY:   
 MICHAEL J. GULA, PLS, PA LIC. No. SUT75413

**Van Cleef**  
 ENGINEERING ASSOCIATES  
 Consulting Civil, Environmental, & Municipal Engineering  
 Land Surveying - Professional Planning - Landscape Architecture

1630 Ridge Valley PA Office  
 200 North Pine St 18018  
 Bethlehem PA (610) 332-1772  
 Fax (610) 332-1771

**REGISTERED PROFESSIONAL**  
**COMMONWEALTH OF PENNSYLVANIA**  
**MICHAEL J. GULA**  
 LAND SURVEYOR  
 No. SUT75413

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 100 ft

Metes and Bounds Description  
**AREA OF REZONING REQUEST**  
PAR ID: P6NE1D-14-7  
City of Bethlehem, Northampton County, Pennsylvania

**ALL THAT CERTAIN** lot or tract of ground situated in the City of Bethlehem, Northampton County, Pennsylvania, being identified as Area to be Rezoned on a plan entitled "Area of Zoning Request for Morning Star Partners, LLC" as prepared by Van Cleef Engineering Associates, dated August 30, 2018, and being more particularly described as follows:

**BEGINNING** at a point in the centerline of N. New St., said point being approximately 166 feet in a northerly direction from the intersection with W. Market St., thence;

1. In and along N. New St., in a southerly direction, an approximate distance of **166 feet** to a point, thence;
2. In and along W. Market St., in a westerly direction, an approximate distance of **110 feet** to a point, thence;
3. Along the easterly line of Parcel ID P6NE1D-14-8, in a northerly direction, a distance of **166 feet** to a point, thence;
4. Along the southerly line of Parcel ID P6NE1D-14-6, in an easterly direction, a distance of **115 feet** to a point, the aforementioned **POINT AND PLACE OF BEGINNING**.

Containing a calculated area of 18,648 square feet or 0.428 acres.



Michael J. Gula, PA PLS - PA License No. SU-075413  
Van Cleef Engineering Associates  
August 30, 2018