

# CITY OF BETHLEHEM

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## Department of Planning and Zoning

### Interoffice Memo

**TO:** Planning Commission Members

**FROM:** Tracy E. Samuelson, Assistant Director of Planning and Zoning

**RE:** Request to vacate a portion of Pyatt Street

**DATE:** March 1, 2018

Attached for reference is the formal petition and associated maps for the above-referenced street vacation. The street vacation is submitted by two of the three property owners that abut the street.

#### FINDINGS OF FACT

1. A total of three properties abut this section of Pyatt Street. The owners of the two properties that abut the dead end street on the north and the south sides are family members (Gangji's). Located on 2116 Covington Avenue is a single family dwelling located in a residential zoning district. Located on 2431 Easton Avenue is a dental practice located in a commercial zoning district. Pyatt Street bisects these two properties. Abutting these properties to the east is Keystone Savings Bank.
2. This section of Pyatt Street is a dead end street. A 20' sanitary sewer easement containing a sewer main is located along the eastern property line of the two Gangji properties and along the western property line of the bank. A map is enclosed for reference. This section of Pyatt Street provides no public purpose and no access to other parcels except the petitioners for the street vacation.
3. Both the Gangji properties currently utilize paved Pyatt Street for access to a detached garage and a private parking lot for the dental practice.
4. If this street vacation is approved a deed restriction will be required allowing access to both Gangji properties at present and in the future if one of both of the properties is sold.
5. Removal of this section of Pyatt Street from the public street system removes unnecessary maintenance and improvement responsibilities from the City of Bethlehem.

#### CONCLUSION

Based on the above findings, the Planning Bureau supports a recommendation in favor of the Pyatt Street street vacation as proposed provided the following conditions are met:

1. All of the Public Works comments shall be met.

2. The deeds for the two Gangji's lots shall provide access easements across the vacated Pyatt Street for each of the lots. Copies of the recorded deeds shall be submitted to the Planning Bureau.

These street vacations are placed on your March 8, 2018 Planning Commission agenda for a vote on the recommendation to City Council.

DATE: March 1, 2018



Tracy E. Samuelson  
Assistant Director of Planning and Zoning

CC: A. Karner  
E. Healy  
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