



## Lehigh Valley Planning Commission

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October 30, 2018

Ms. Darlene Heller, AICP, Planning Director  
City of Bethlehem, City Hall  
10 East Church Street  
Bethlehem, PA 18018

**RE: Zoning Ordinance Amendment – Reuse of Corner Commercial Lots  
City of Bethlehem  
Northampton County**

Dear Ms. Heller:

The Lehigh Valley Planning Commission (LVPC) Comprehensive Planning Committee reviewed the proposed zoning ordinance amendment at its October 23, 2018 meeting pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC).

The proposed amendment, which was submitted by petition from a private property owner, would add a special exception allowing for the conversion of single family dwellings located on corner lots within the Medium Density Residential District (RG) and the High Density Residential District (RT) to office use when another non-conforming retail or commercial use already exists in combination with the single family residence. The proposed amendment addresses a matter of local concern.

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amended zoning ordinance that is adopted by the City Council, per the requirements of the MPC. Thank you very much.

Sincerely,

John von Kerczek  
Principal Community Planner

cc: Louise M. Kelchner, City Clerk, City of Bethlehem  
Adam Waldron, President, Bethlehem City Council  
J. Spirk Jr., Esq.