



SITE ADDRESS: 1145 Hellertown Road (P7 22 2-4C 0204)

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018**

1. **Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.**
2. ***THE APPLICATION IS DUE BY 4 PM THE LAST WEDNESDAY OF THE MONTH FOR THE NEXT MONTH'S ZONING HEARING BOARD MEETING. MEETINGS ARE GENERALLY THE FOURTH WEDNESDAY OF THE MONTH. ONLY COMPLETE SUBMISSIONS WILL BE ADDED TO THE AGENDA FOR HEARING.***

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated _____
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: _____

SECTION 1

APPLICANT:	
Name	LVIP LOTS 83 AND 85 OWNER, LLC
Address	300 Conshohocken State Road, Suite 250
	Conshohocken, PA 19428
Phone:	[REDACTED]
Email:	[REDACTED]

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.	
Name	Lehigh Valley Industrial Park, Inc.
Address	1720 Spillman Drive, Suite 150
	Bethlehem, PA 1805
Phone:	[REDACTED]
Email:	[REDACTED]
ATTORNEY (if applicable):	
Name	Jim Preston - Broughal & DeVito, LLP
Address	38 West Market Street
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
3. If the real estate is presently leased, attached a copy of the present lease.
4. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following: N/A

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

N/A

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: Article 1305.01.e - Warehousing and Storage as a principal use in IR District

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

N/A

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.



Applicant's Signature
Tom Dredge, Engineer for the Applicant

8/29/2018

Date

Property owner's Signature

Date

Received by

Date



August 27, 2018

Ms. Suzanne Borzak
Zoning Officer
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

Re: Lots 83-85, LVIP VII
Special Exception Request
Trammell Crow

Dear Ms. Borzak:

This correspondence shall serve as confirmation that Lehigh Valley Industrial Park, Inc. has granted Trammell Crow the right to appear before the Bethlehem Zoning Hearing Board to request a Special Exception for warehouse/distribution for Lots 83 and 85 in LVIP VII.

LVIP is the current owner of Lots 83 and 85, LVIP VII and has entered into an agreement of sale with Trammell Crow.

If there are any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kerry A. Wrobel', written over a horizontal line.

Kerry A. Wrobel
President

**APPLICATION FOR APPEAL TO THE
CITY OF BETHLEHEM ZONING HEARING BOARD**

IN RE: APPEAL OF LVIP LOTS 83 AND 85 OWNER, LLC

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF THE SPECIAL EXCEPTION USE**

LVIP Lots 83 and 85 Owner, LLC ("Applicant") is the equitable owner of property located at 1145 Hellertown Road in the IR (Industrial Redevelopment) District (the "Site"). The Site is currently owned by Lehigh Valley Industrial Park, Inc. and is 55.93 acres in size within the Bethlehem Commerce Center. The Applicant is proposing to subdivide the property into 3 parcels (proposed Lots 83, 85, and 89) and construct two warehouse buildings on Lots 83 and 85.

Article 1305.01.e of the Zoning Ordinance identifies "Warehousing or Storage as a principal use" as a Special Exception use within the IR District. The Applicant requests approval from the Zoning Hearing Board for the special exception use at the Site for warehousing and storage.

Primary access to the site will be provided by Feather Way with an emergency access driveway connection to Easton Road. Therefore, all traffic will enter and exit the Site through the existing roadways within the Bethlehem Commerce Center and no additional traffic is anticipated on Easton Road. The proposed buildings and parking areas have been arranged to isolate truck movements to the rear of the buildings and out of view from the surrounding roadways. In addition, the Site and buildings will be designed to be consistent with the design standards in the Zoning Ordinance, including variations in roof lines, etc. to give the appearance of smaller connected buildings.

For the reasons stated above, the proposed use is consistent with the spirit, purposes, and intent of the Zoning Ordinance. It is in the best of interest of Bethlehem, the convenience of the community, the public welfare, and will be a substantial improvement to the property. The use is suitable for the Site and will not substantially change the character of the surrounding neighborhood nor result in undue congestion on surrounding roadways. The proposed use will not create a significant hazard to the public health and safety and will not result in significant disturbance to important natural features.