



City of BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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March 8, 2019

Karl Leitner
Barry Isett & Associates, Inc.
85 South Route 100
Allentown, PA 18106

RE: ((19-001LD) (SKETCH PLAN) – #19020001 – First Terrace Housing – 496-520 First Terrace – Ward 4, Zoned RT, plan dated January 25, 2019.

Dear Mr. Leitner:

The above-referenced plan has been reviewed by the appropriate city offices. We offer the following comments:

This sketch plan lacks much of the information necessary for a thorough evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

ENGINEERING

Stormwater

1. The total increase in impervious coverage shall be shown. A fee of \$0.10/SF will be required for this increase.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee will need to be paid. The developer shall submit a cover letter explaining the project along with a sanitary sewage planning module exemption post card so that the proposed flows can be calculated. The PNDI report shall also be included. Once the flows are reviewed and the credit for the existing flows is applied, we will assess a tapping fee.

Miscellaneous Engineering

1. Curb and Sidewalk is required along the entire frontage. A warrant of survey from the City's Engineering Bureau will be required. Face of curb shall be 8' from the property line.
2. Right-of-way information shall be shown for First Terrace. The road has a 40' ROW (24' cartway and 8' from face of curb back to the property line).
3. Addresses of the proposed units shall be 500 through 518 First Terrace, Bethlehem, PA 18015.

Public Works – Traffic Bureau

1. Provide trip generation calculations as required by SALDO.
2. Applicant shall show all No Parking signs to be replaced along both sides of First Terrace.

FIRE

1. A Knox Box for City of Bethlehem Fire Department access must be installed. (Please add note to plans)

2. Indicate if the building is fully sprinklered. If so, indicate the location of all Fire Department Connections (FDC). The FDC must be in a visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. (IFC 912.2.1)
3. All 'Fire Lanes' must be identified and properly marked. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
4. All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.) At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
5. The architect/engineer must confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. (Refer to International Fire Code, 2009 ed., Section 503 and Appendix D for additional information.)
6. The project must meet the following ordinance requirement if applicable:
 "1701.02 Additions and Modifications
 IBC 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated. (Ord. 2014-21 – Passed 8/5/14)"
7. Contact the Fire Department at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any questions regarding Fire Code requirements.

ZONING


1. Since this property is located in the RT zone, Article 1311, Design Guidelines, of the Zoning Ordinance applies. Article 1311.04.b requires garage doors to be located to the rear or side of principal buildings. This lot does not contain an alley behind it, but it does contain steeper slopes at rear. It may be necessary for driveways to be placed in the front.
2. Double car garages are proposed. This creates space for 4 cars per lot but exceeds the overall lot maximum of 50 percent of the front yard being paved in accordance with Article 1319.02.m (the amount will need to be computed by the applicant but it appears that more than 50 percent is paved). In addition, 1319.03(b) requires spaces be designed to allow independent exiting of spaces without requiring moving of other vehicles.
3. Article 1319.03.e states no more than 4 cars may back out onto a street from a private lot. This development proposes 20 cars backing out onto First Terrace.
4. Parking spaces or retaining walls are not permitted to be located in the public street right of way. All parking spaces must comply with the 9' by 18' parking standards. Cars overhanging into the curb and sidewalk area will create problems for pedestrian traffic. Showing the front property line and the proposed sidewalk will assist in highlighting this issue. Furthermore, driveways leading into the 2 car garage must be 18' x 18', not 16' wide as shown.
5. The following items in Article 1322.03.II, Multifamily Dwelling standards, are deficient:
 - 1322.03.II.4 180' maximum length permitted and over 200 feet requested. Exact length shall be shown on revised plan.

- 1322.03.II.7.i Since the building is 39.5 feet in height, it is considered more than 3.5 stories, or 4 stories (see Maximum Height for multi-family dwellings containing up to 3.5 stories). Therefore the front yard setback requirement is 25 feet. Only 11 feet is provided on the eastern end.
 - 1322.03.II.7.i The required side yard is 17.5' and the proposed side yards are 17'. Also, the required rear yard is 22.5 feet. This shall be corrected on the plan.
6. Provisions of Article 1316, Steep Slopes, shall be met. It appears that the eastern half of the property contains natural slopes at rear exceeding 25% and in some cases natural slopes exceeding 35%. A land development plan shall depict all natural and manmade slopes and the extent of the construction area as defined in the Zoning Ordinance. This includes all areas proposed to be graded. Based upon the submitted slope plan, a minimum 4 acre lot is required and only 10% impervious coverage is allowed. At least 28-30% impervious coverage is proposed, and the property contains .7 acres. Impervious coverage and lot area variances are required.

GENERAL

1. All provisions of Article 1311, Design Guidelines, shall be met. Efforts should be made to blend all new infill development with the surrounding community.
2. A recreation fee of \$1500 per dwelling unit shall be paid prior to the execution of a developer's agreement.
3. Decks may be more appropriate to the rear of the property and the front staircase could be eliminated by a first floor entry.
4. This sketch plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.
5. This item will be placed on the March 14, 2019 Planning Commission agenda for discussion. Please bring colored elevations and site plan drawings to the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
A. Rohrbach
T. Wells
M. Reich
A.Siboni