



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 5, 2019

Pennsylvania Venture Capital Inc.  
Attn: S. Marra  
1177 Sixth St.  
Whitehall, PA 18052

RE: (19-001 Site Plan Review) – 19060001 – 815 Pennsylvania Avenue – Bethlehem Manor Expansion – Ward 13,  
Zoned RS, plan dated May 23, 2019.

Dear Ms. Marra:

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

## **ENGINEERING**

### **Stormwater**

1. A Stormwater Management Report shall be submitted to LVPC and a copy of their approval letter shall be submitted. Since the addition is greater than 10,000 SF, LVPC approval is required.

### **Sanitary**

1. Show sanitary connection to the proposed building.
2. Previously used as a school, it was determined it was determined that the flow for the manor was smaller than the use of the school. Please provide the sanitary flow calculations for the former school so we can calculate the proposed addition.

### **Miscellaneous Engineering**

1. Please show legend on the plan.
2. Please provide information regarding the hatched area along Paul Ave.

### **Public Works – Traffic**

1. All additional parking needed for the expansion shall be provided on the lot, and not in the neighborhoods.

### **Public Works – Urban Forestry**

1. Please submit a landscape plan.

### **Public Works – Water**

1. Need to see plumbing/utility plan for further review.

## **RECYCLING**

1. Plans submitted do not provide any details on how property owner will maintain trash and recycling services. Property owner will need to provide specific details on how they will handle the trash and recycling services with their plans.
2. Property owner should show the size of the trash enclosure noted on the plans.

## ZONING

1. The use variance for the conversion of the existing school to an Assisted Living Facility was approved by the Zoning Hearing Board at its January 14, 2015 meeting. Expansion of the use requires appeal to the ZHB. The applicant is scheduled for the August 14, 2019 ZHB meeting.
2. Remove Paul Avenue tag from the vacated section adjacent to the proposed addition and label the section as vacated.
3. 1306.01.a.2 – Indicate existing and proposed maximum impervious coverage.
4. 1318.26.a – Provide a dumpster screen specification or describe the screen as a plan note.
5. 1318.28.a – Indicate trees to be removed and replaced. It is difficult to determine since no existing features plan is provided.
6. 1319.02.j.1 – Show existing street trees on a landscape plan and indicate existing street trees and proposed street trees.
7. 1319.02.o – Provide bicycle parking.
8. 1319.03.a.1 and 4 – Indicate parking stall dimensions (parallel and 90 degree), aisle widths, and directional arrows.
9. 1319.03.c.2 – Indicate 2 way ingress/egress width at curblin along Cambridge Avenue.
10. 1319.03.h – Provide fence, wall of planting between parking spaces and residential lots. Type of fence between proposed addition and the property to the north is illegible on the plan. Fence/landscaping along Cambridge is not shown on the plan.

## GENERAL

1. Provide an accurate square footage amount of all floors of the proposed two plus story addition including the ground floor. The site data only provides the first floor square footage for building coverage. Add overall existing and proposed square footage to the site data. A recreation fee will be determined based upon that new square footage.
2. Provide more detailed site data explanations and dimensions for the three variations of hashmarked items on the plan.
3. Indicate the significance of the crosshatched section of the vacated section of Paul Avenue and Putnam Street.
4. A purpose statement should be added to the plan.
5. All property lines shall be dimensioned, especially in the area of the vacated streets and alleys. It is difficult to determine the exact boundary of the property.

This item will be placed on the July 11, 2019 Planning Commission agenda for discussion. Please bring colored elevations and colored site plans to the meeting on boards.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

Cc: M. Dorner  
Z. Sayegh  
L. Smith  
T. Wells  
R. Taylor  
C. Peiffer  
Pennsylvania Avenue Dev. LLC.