

CITY OF BETHLEHEM

Department of Community and Economic Development

Interoffice Memo

TO: Planning Commission Members

FROM: Darlene L. Heller, Director of Planning and Zoning

RE: **Proposal to rezone multiple parcels fronting on Blake, Linford and Decatur Streets**

DATE: September 20, 2019

Attached is a map and rezoning appeal submitted by the property owners to rezone four separate parcels (or portions of parcels) from RS – Single Family Residential to RG – Medium Density Residential.

Background

This appeal is submitted by four separate, abutting property owners. The appeal includes rezoning only a portion of three of the properties. The City does not typically approve split zoning parcels so, if the rezoning is to be considered, each of these 3 parcels will need to be subdivided.

Discussion

The immediately surrounding area includes a mix of zoning districts. The RG zoning district exists on the north side of Blake Street. The RS zoning district exists to the immediate east, west and south of these parcels. The RT (High Density Residential) zone exists on the south side of Decatur Street.

The combined land area of all of the parcels proposed to be rezoned is 2.51 acres. This lot size currently allows up to 13 single family detached residential units with a maximum height of 2 ½ stories and 35 feet as currently zoned in RS. The requested RG zoning allows singles, twins, townhomes and multi-family dwellings. The maximum number of by-right multi-family residential units that would be permitted is 27. In addition, a maximum building height in RG for multi-family dwellings is 5 stories or 60 feet as opposed to 2 ½ stories and 35 feet permitted in the current RS zone.

The conceptual drawing accompanying the application shows 27 2-story townhome units on a consolidated parcel with one single family detached dwelling at the western end of the development. The developer has indicated that he would include a covenant in the deeds of the parcels to be rezoned requiring a height limit of 2 ½ stories and 35 feet for any future development.

LAW OFFICES
HOLZINGER, HARAK & SCOMILLO

1216 LINDEN STREET

P. O. BOX 1409

BETHLEHEM, PENNSYLVANIA 18016

TELEPHONE (610) 867-5023

FAX (610) 867-9945

JAMES J. HOLZINGER
PAUL J. HARAK
VICTOR E. SCOMILLO
DEREK P. RICHMOND

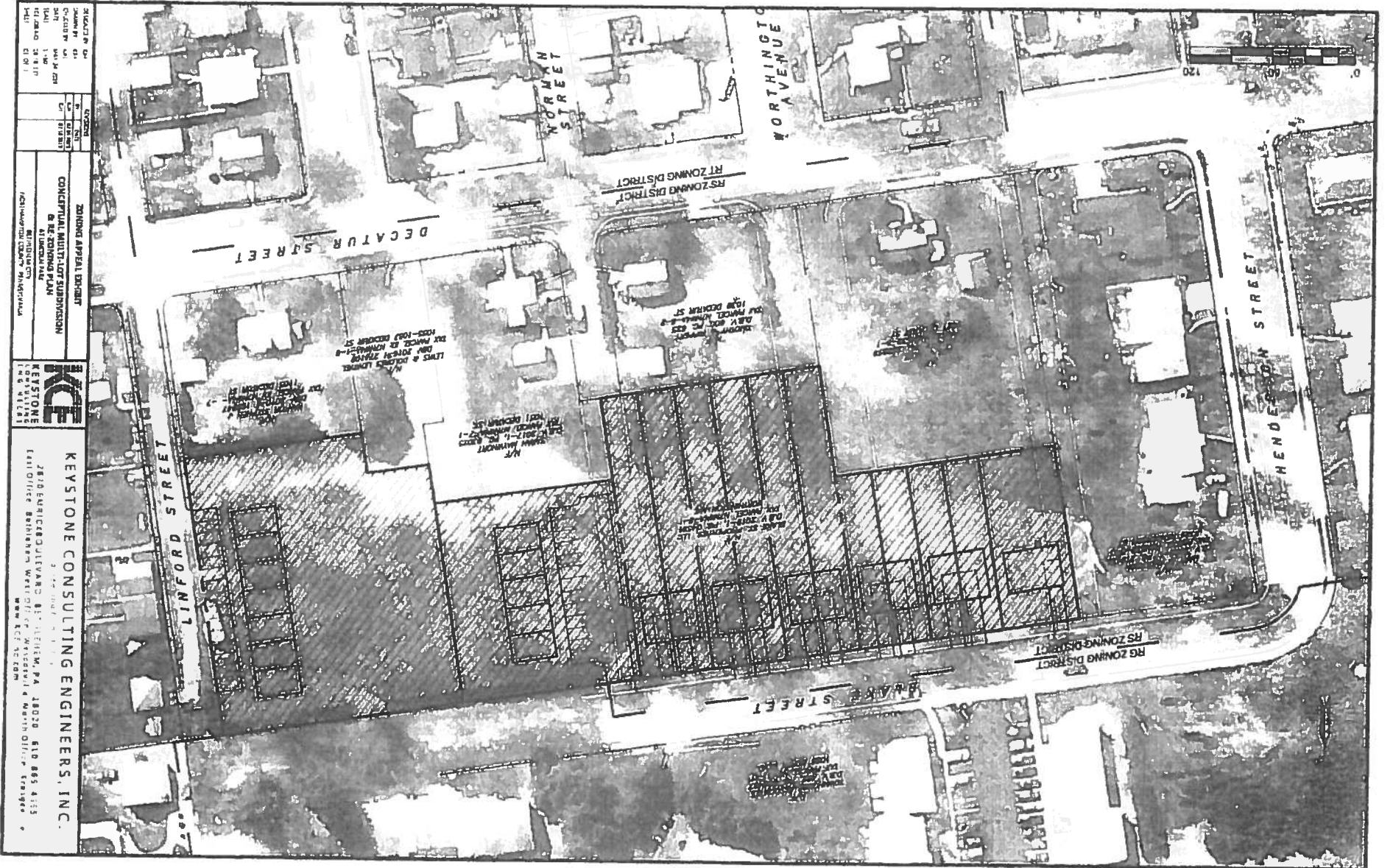
From: James J. Holzinger, Esquire
To: City Council
Re: Blake Street Properties Rezoning Petition
Date: July 31, 2019

This memorandum supplements the Joint Petition ... for an Amendment ... to the City Zoning Map filed on behalf of four landowners. One such owner, Blake Street Properties, LLC has received certain variances from the Zoning Hearing Board to develop six (6) semi-detached dwelling units (twin homes) to front on Blake Street. A subdivision and land development plan is to be filed for approval by the Planning Commission.

The other owners referenced in the Petition, namely Dolores F. and Lewis F. Lengyl, Ada Ruiz and Sarah Maywhert intend to file plans to subdivide the area of their properties requested to be rezoned so that each such zoned area is separate from their main parcel (the area not to be rezoned). It is believed, and therefore averred, that each such subdivided vacant parcel would meet the dimensional standards of the requested zoning change to RG.

Attached is a concept plan for the portions of the four (4) properties for which a rezoning is requested. It reflects the twin homes on the Blake Street Properties parcel (for which Zoning Board approval has been granted), and shows an overall plan of single family detached, single family semi-attached, single family attached and multi-family dwellings for the other three parcels requested to be rezoned.

As set forth in the Petition, the Petitioner believes that this rezoning will facilitate reasonable development of the parcels and act as transitional housing between the multi-family dwellings to the north and the single family homes to the south and west. Petitioner acknowledges that in addition to a rezoning of the properties, subdivision and land development approvals will need to be pursued in the usual manner. Petitioner further believes that the rezoning avenue is a better approach than each Petitioner subdividing their parcels and thereafter, individually seeking variance(s) from the strict application of the requirements the RS Zoning District to facilitate the development shown on the attached concept plan.



STANDARD PLAN
DATE: 11/11/11
SCALE: 1" = 100'
PROJECT: 11-0111
SHEET: 1 OF 1

CONCEPTUAL MULTI-LOT SUBDIVISION
RE ZONING PLAN
REVISIONS:
1. 11/11/11: INITIAL PLAN
2. 11/11/11: CORRECTED PLAN

KEystone
CONSULTING ENGINEERS, INC.
2000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.KEENGINEERS.COM



PREPARED BY: CEA
 DRAWN BY: CEA
 CHECKED BY: CEA
 DATE: MAY 26, 2011
 SCALE: 1" = 120'
 SHEET NO.: 11 OF 11

ZONING APPEAL EXHIBIT
CONCEPTUAL MULTI-LOT SUBDIVISION
RE ZONING PLAN
 AT LINDEN, INDIANA
 SUBDIVISION: CROWN DRIVE, LINDEN, INDIANA

KE
KEYSTONE CONSULTING ENGINEERS, INC.
 2820 EMILCKOULEVARD, BETHLEHEM, PA 18020 610-855-4555
 EAST OFFICE: BETHLEHEM, WEST OFFICE: WILKESVILLE, NORTH OFFICE: KRISTOPH
 WWW.KCEINC.COM

JOINT PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM
FOR AN AMENDMENT TO THE CITY ZONING ORDINANCE
BY REVISION TO THE CITY ZONING MAP

AND NOW, come the Petitioners, Dolores F. Lengyel and Lewis F. Lengyel, by and through their attorney, Joseph J. Piperato, III, Esquire; and Ada J. Ruiz, Sarah Maywhort and Blake Street Properties, LLC, by and through their attorney, James J. Holzinger, Esquire, who jointly petition City Council for the revision of the City's Zoning Map, in the manner set forth below.

1. Petitioners, Dolores F. Lengyel and Lewis F. Lengyel, are the legal owners of 1055-1057 Decatur Street (the "Lengyel Property").

2. Petitioner, Ada Ruiz, is the legal owner of 1021 Decatur Street (the "Ruiz Property").

3. Petitioner, Sarah Maywhort, is the legal owner of 1051 Decatur Street (the "Maywhort Property").

4. Petitioner, Blake Street Properties, LLC, is the legal owner of a property fronting on Blake Street, between the paper street extensions previously known as Washington and Norman Streets (the "Blake LLC Property").

5. The Blake LLC Property fronts on Blake Street, east of Henderson Street, between the Ruiz Property and the Maywhort Property.

6. The rear portion of the Ruiz Property fronts on Blake Street and abuts the Blake LLC Property to the west.

7. The rear portion of the Maywhort Property fronts partially on Blake, and abuts the Blake LLC Property to the east.

8. The "front portion" of the Lengyel Property fronts on Decatur Street, with the "rear portion" enjoying frontage on Linford Street, with the rear portion also abutting the Maywhort Property to the east.

9. By separate application, Ruiz, Maywhort and Lengyel intend to submit subdivision plans to subdivide their respective lots into two parcels each, one vacant lot on each tract to be created to the rear of the developed portion of the existing lots (please see attached Plan).

10. All of the Petitioners' properties are currently zoned RS.

11. The property on the northern side of Blake Street consists of 11.24 acres, is zoned RG, and has on it a townhouse style multi-family dwelling development known as Spring Garden Townhouses.

12. In conjunction with the subdivision of their respective properties, the Petitioners Ruiz, Maywhort and Lengyel request that the northernmost vacant lot to be created on each of their properties be rezoned from RS to RG, with the Petitioner, Blake Street Properties, LLC joining in this request to rezone all of its lot from RS to RG.

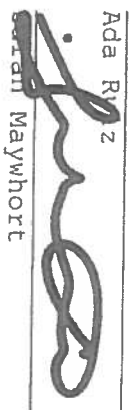
13. The Petitioners aver that the extension of the RG Zoning District (A) is not spot zoning (it being a southward continuation of the existing RG zone already existing to the north), (B) would facilitate a more comprehensive development of the parcels (a "piecemeal" development being limited by the existence of the paper streets, and in the case of the Maywhort Property, a lack of full street frontage), and (C) would lend itself to better coordinated public improvements.

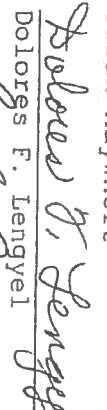
14. The Petitioners aver that the proposed request will also act to facilitate transitional housing between the multi-family dwellings to the north and the single family homes to the south.


WHEREFORE, Petitioners pray that City Council revise the City's Zoning Map by rezoning from RS to RG portions of the Ruiz Property, Maywhort Property and Lengyel Property, and all of the Blake LLC Property.

Date: July 3, 2015

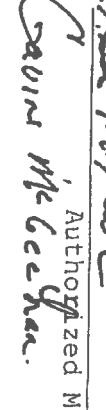
Ada Ruiz


Ada Ruiz
Ruiz Maywhort


Dolores F. Lengyel


Lewis F. Lengyel

BLAKE STREET PROPERTIES, LLC
By:  Authorized Member


Gavin McClellan, LLC



CIVIL ENGINEERS & SURVEYORS
2870 Emrick Boulevard, Bethlehem, PA 18020 • 610-865-4555 • FAX 610-758-9009
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville

CB-18-137

July 31, 2019

MULTI-LOT METES AND BOUNDS DESCRIPTION
FOR
OVERALL AREA TO BE REZONED
CITY OF BETHLEHEM, NORTHAMPTON COUNTY
BLAKE ST. PROPERTIES, LLC

ALL THAT CERTAIN tract or parcel of land situate along the southerly side of Blake Street, the westerly side of Linford Street, and north of Decatur Street in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the southerly right-of-way line of Blake Street (50 feet wide) being the northwesterly corner of lands now or formerly of Ada J. Ruiz;

Thence following said lands now or formerly of Ada J. Ruiz, North 81 degrees 22 minutes 11 seconds East, 160.00 feet to a point being a common corner of lands now or formerly of Blake St. Properties, LLC;

Thence following said lands of Blake St. Properties, LLC, North 81 degrees 22 minutes 11 seconds East, 160.00 feet to a point being a common corner of lands now or formerly of Sarah Maywhort;

Thence following said lands of Sarah Maywhort, North 81 degrees 22 minutes 11 seconds East, 130.00 feet to a point being a common corner of lands now or formerly of Lewis J. & Dolores F. Lengyel;

Thence following said lands of Lewis J. & Dolores F. Lengyel, North 81 degrees 22 minutes 11 seconds East, 175.00 feet to a point in the westerly line of Linford Street;

Thence following the westerly line of Linford Street, South 09 degrees 01 minutes 49 seconds East, 208.69 feet to a point;

Thence following said lands of Lewis J. & Dolores F. Lengyel, South 80 degrees 58 minutes 09 seconds West, 130.00 feet to a point;

Thence in and through said lands of Lewis J. & Dolores F. Lengyel, the following three (3) courses and distances:

1. North 09 degrees 01 minutes 49 seconds West, 30.00 feet to a point;
2. South 80 degrees 58 minutes 11 seconds West, 45.00 feet to a point;
3. North 09 degrees 01 minutes 49 seconds West, 29.91 feet to a point;

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Thence in and through aforementioned lands of Sarah Maywhort, South 81 degrees 22 minutes 21 seconds West, 130.00 feet to a point;

Thence following aforementioned lands of Blake St. Properties, LLC, South 09 degrees 01 minutes 49 seconds East, 60.82 feet to a point;

Thence in and through said lands of Blake St. Properties, LLC, South 80 degrees 58 minutes 11 seconds West, 160.00 feet to a point;

Thence following aforementioned lands of Ada J. Ruiz, North 09 degrees 01 minutes 49 seconds West, 81.93 feet to a point;

Thence in and through said lands of Ada J. Ruiz, South 81 degrees 22 minutes 11 seconds West, 160.00 feet to a point;

Thence following said lands of Ada J. Ruiz, North 09 degrees 01 minutes 49 seconds West, 130.00 feet to the point and place of beginning.

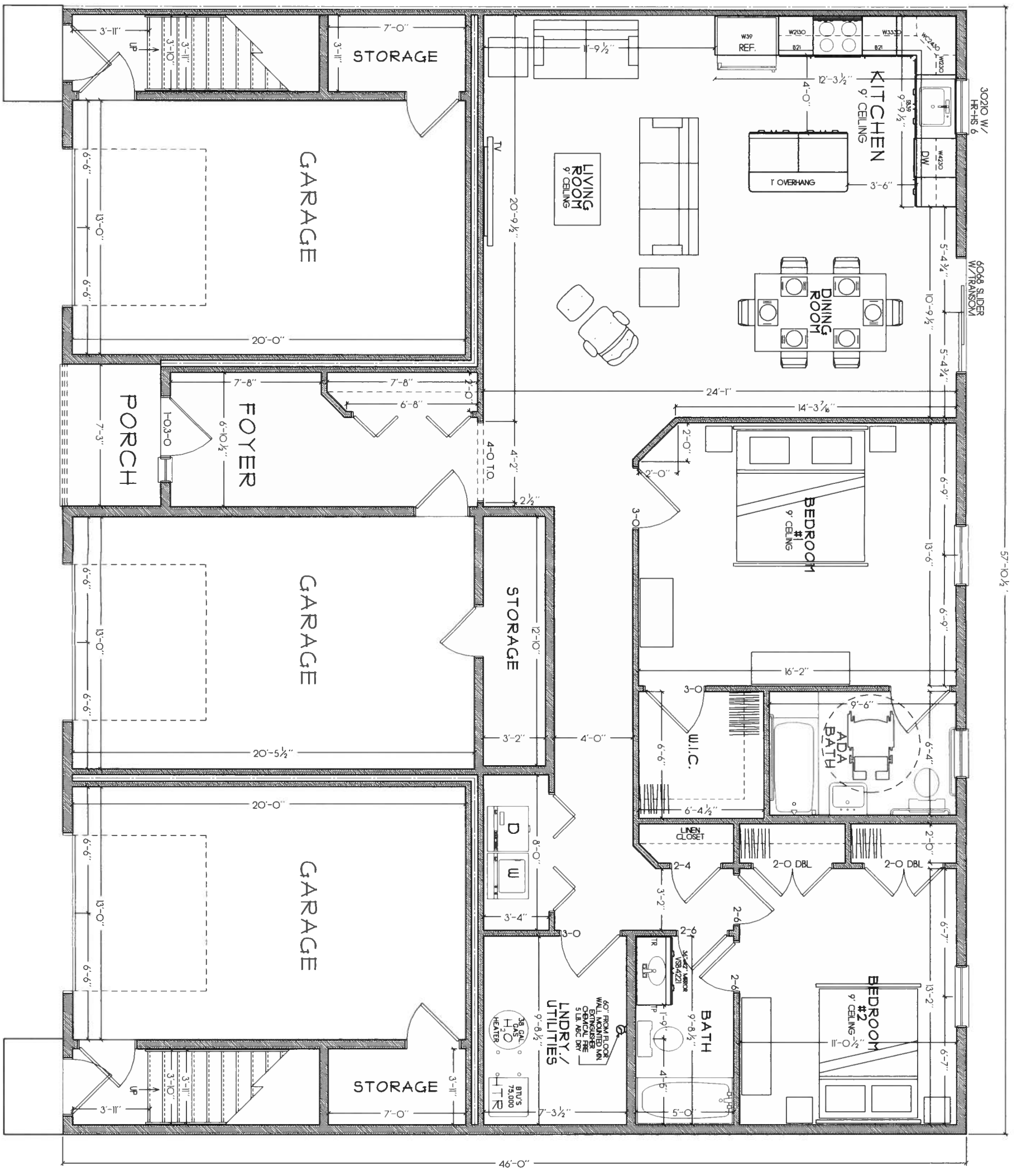
CONTAINING: 109,397.41 Square Feet of land more or less.

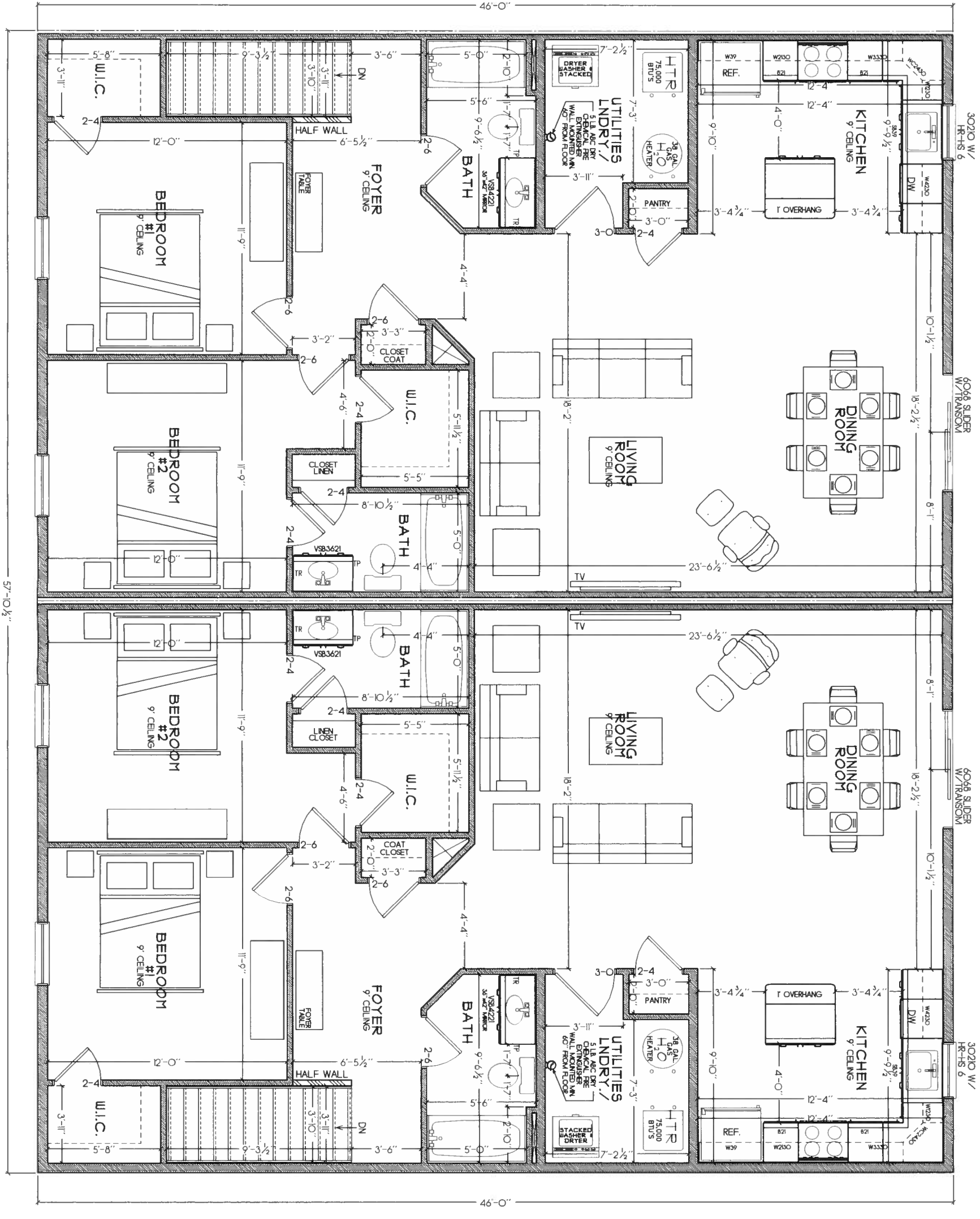
SUBJECT to any pertinent facts a title search might disclose.











30210 W/
HR-HS 6

6048 S/DPR
W/TRANSOM

6048 S/DPR
W/TRANSOM

30210 W/
HR-HS 6

57'-0 1/2"

46'-0"

46'-0"



N/F
TOWNHOUSE ASSOCIATES
D.B.V. 482, PG. 000497
TAX PARCEL N6-11-3
1026 NORTH BLVD.

1-FAMILY, DET.
DWELLING

1-FAMILY, DET.
DWELLING

N/F
ADA J. RUIZ 268859
D.B.V. 2018-1, PG. 268859
TAX PARCEL N6NE3B-6-1
1021 DECATUR ST.

6-UNIT, 2-STORY
BUILDING

N/F
BLAKE ST. PROPERTIES, LLC
D.B.V. 2019-1, PG. 34591
TAX PARCEL N7NW4A-6-1
WORTHINGTON AVE.

6-UNIT, 2-STORY
BUILDING

N/F
SARAH MAYNHORT
D.B.V. 2017-1, PG. 93025
TAX PARCEL N7NW4A-7-1
1051 DECATUR ST.

6-UNIT, 2-STORY
BUILDING

N/F
LEWIS & DOLORES LENGTEL
D.B.V. 2016-1 274109
TAX PARCEL ID: N7NW4A-1-9
1055-1057 DECATUR ST

6-UNIT, 2-STORY
BUILDING

N/F
KANTOR STEPHEN J
D.B.V. 2010-1 199947
TAX PARCEL ID: N7NW4A-1-7
1105 DECATUR ST

RS ZONING DISTRICT
RT ZONING DISTRICT

DECATUR STREET

LINFORD STREET



DESIGNED BY: KJH
DRAWN BY: KJH
CHECKED BY: KJH
DATE: AUG. 28, 2019
SCALE: 1"=50'
KCE JOB NO.: CB-18-137
SHEET: C1 OF 1

REVISIONS	
BY	DATE

CONCEPTUAL SITE LAYOUT EXHIBIT

**MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
AT LINCOLN PARK**

BETHLEHEM CITY
NORTHAMPTON COUNTY, PENNSYLVANIA



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