

# PENNTC TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 [suekandil3@gmail.com](mailto:suekandil3@gmail.com) <http://penntc.com>

Land Development /Site/Civil Engineering

December 11, 2019  
Bethlehem City Council  
10 East Church Street  
Bethlehem, PA 18018

**RE: 2105 Creek Road, Parcel Q7 9 7 0204 and Parcel Q7 9 6 0204  
Rezoning Request  
RR Zoning District (Existing)**

Dear Council Members,

On behalf of the Applicants, Creek Investors, LLC & Exchange 9, LLC, the owners of Parcels Q7 9 7 0204 and Q7 9 6 0204, we are requesting the rezoning of the two tracts which are located in the RR Rural Residential Zoning District to R-RC Residential Retirement Complex Zoning District. A copy of the proposed plan is hereby attached.

## **Request for Rezoning to R-RC**

1. The Applicant desires to establish a Residential Retirement Complex located off of Creek Road in City of Bethlehem. The Property will consist of 40 units, 20 units one bedroom and 20 units two bedrooms, with 60 parking spaces structures. The existing house will be used as a club house for administrative services, group gatherings for activities, and other events. The building will be served by public water and sanitary.
2. The Present R-RC Zoning District is presently limited to three areas within Bethlehem City. Adding another area within the Bethlehem City map meets a growing need for the aging Baby Boomer generation while allowing them to age in the City and not move to other municipalities that offer residential retirement complex.

If you have any questions, please feel free to contact me.

Sincerely,

Sue Kandil, P.E.  
President  
610-730-9809

**CITIZEN PETITION FOR REZONING PURSUANT TO CITY ARTICLE 1326**

TO: BETHLEHEM CITY COUNCIL

RE: REZONING REQUEST  
2105 CREEK ROAD, PARCELS Q7 9 7 0204 and Q7 9 6 0205  
APPLICANTS: CREEK INVESTORS, LLC and EXCHANGE 9, LLC

1. Applicants, Creek Investors, LLC and Exchange 9, LLC, are the owners of two tracts totaling 10.4776 acres of land located at 2105 Creek Road in the RR Rural Residential Zoning District.

2. Applicants hereby respectfully requests City Council to rezone the tracts to R-RC Residential Retirement Complex Zoning District.

3. Appended hereto, in accordance with the Citizen Initiated Rezoning Request Document Submission Checklist, is the following:

- (a) \$200.00 filing fee check made payable to City of Bethlehem.
- (b) Cover Memo dated December 11, 2019 from Sue Kandil, P.E. addressed to Bethlehem City Council.
- (c) 10 Large Site Plans listing the required information.
- (d) Metes and bounds property description of tract to be rezoned.
- (e) Submission via email to [cityclerk@bethlehem-pa.gov](mailto:cityclerk@bethlehem-pa.gov).

4. Respectfully submitted by Abraham Atiyeh as the Manager and sole Member of Creek Investors, LLC, a Pennsylvania Limited Liability Company, and Exchange 9, LLC, a Pennsylvania Limited Liability Company, with offices located at 1177 Sixth Street, Whitehall, Lehigh County, Pennsylvania.

Applicant:

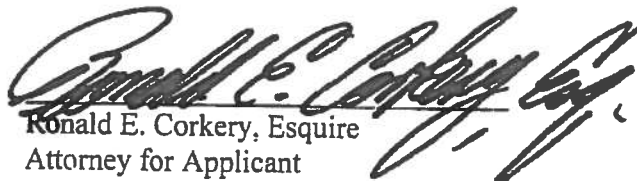
CREEK INVESTORS, LLC  
EXCHANGE 9, LLC



By: Abraham Atiyeh,  
Manager-Member

Respectfully submitted,

CORKERY & ALMONTI



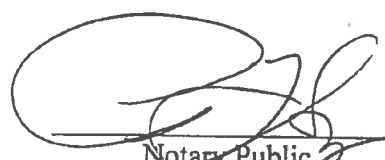
Ronald E. Corkery, Esquire  
Attorney for Applicant  
Attorney I.D. No. 19587  
352 Fifth Street, Suite A  
Whitehall, PA 18052  
Phone: 610-437-9867

Date: December 11, 2019

COMMONWEALTH OF PENNSYLVANIA    )  
  : ss:  
COUNTY OF LEHIGH    )

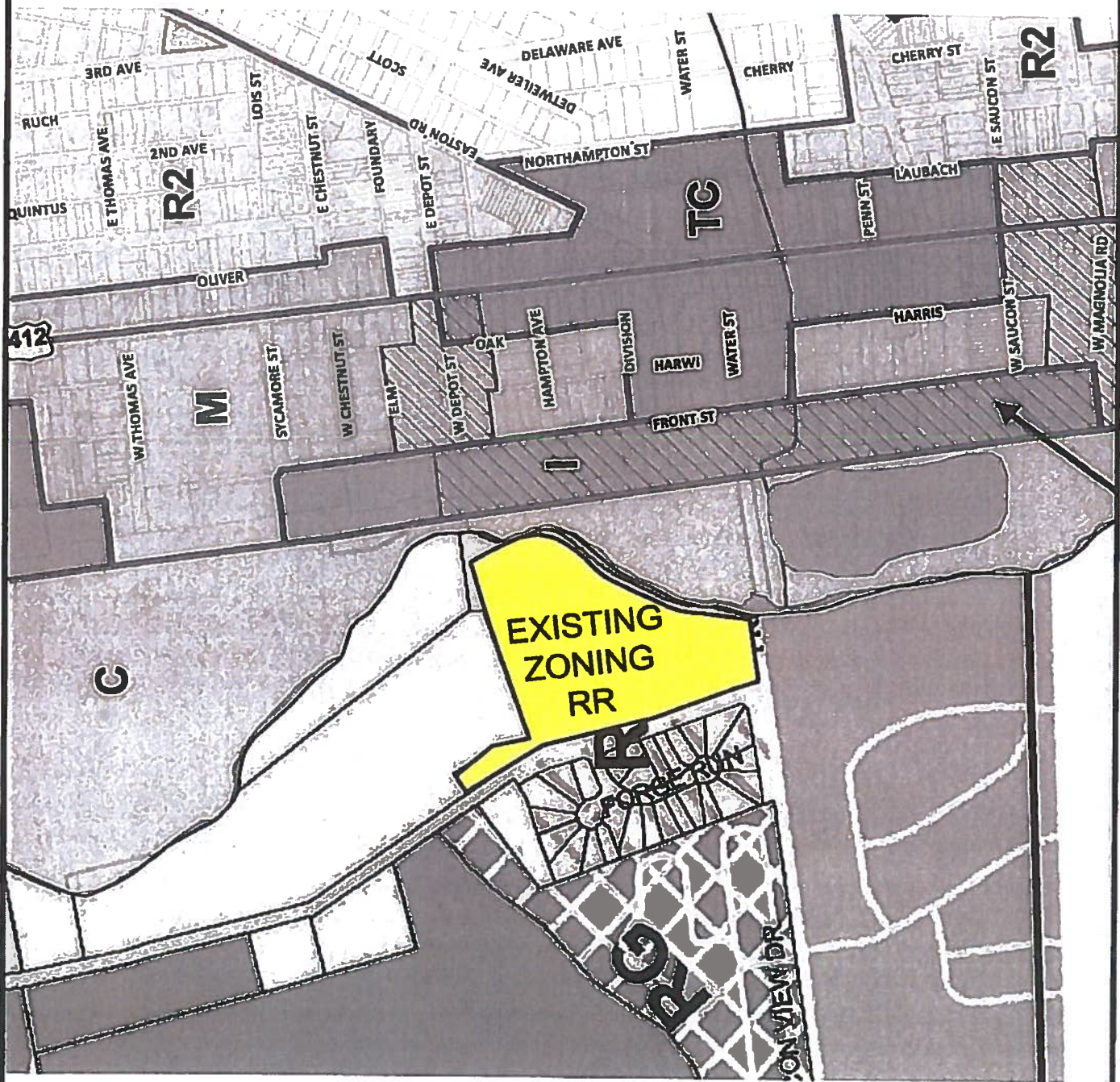
On this 11th day of December, 2019 before me, the undersigned officer, personally appeared the above-named Abraham Atiyeh, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing Citizen Petition for Rezoning and he acknowledged that he is the Manager-Member of Cross Creek, LLC and Exchange 9, LLC, and is authorized to execute the foregoing Instrument, and that he executed the Petition for Rezoning for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

Commonwealth of Pennsylvania - Notary Seal Patricia F. Snyder, Notary Public Lehigh County My commission expires March 22, 2023 Commission number 1156645 Member, Pennsylvania Association of Notaries
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**EXISTING ZONING EXHIBIT**

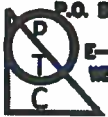
PROJECT: 2105 CREEK ROAD

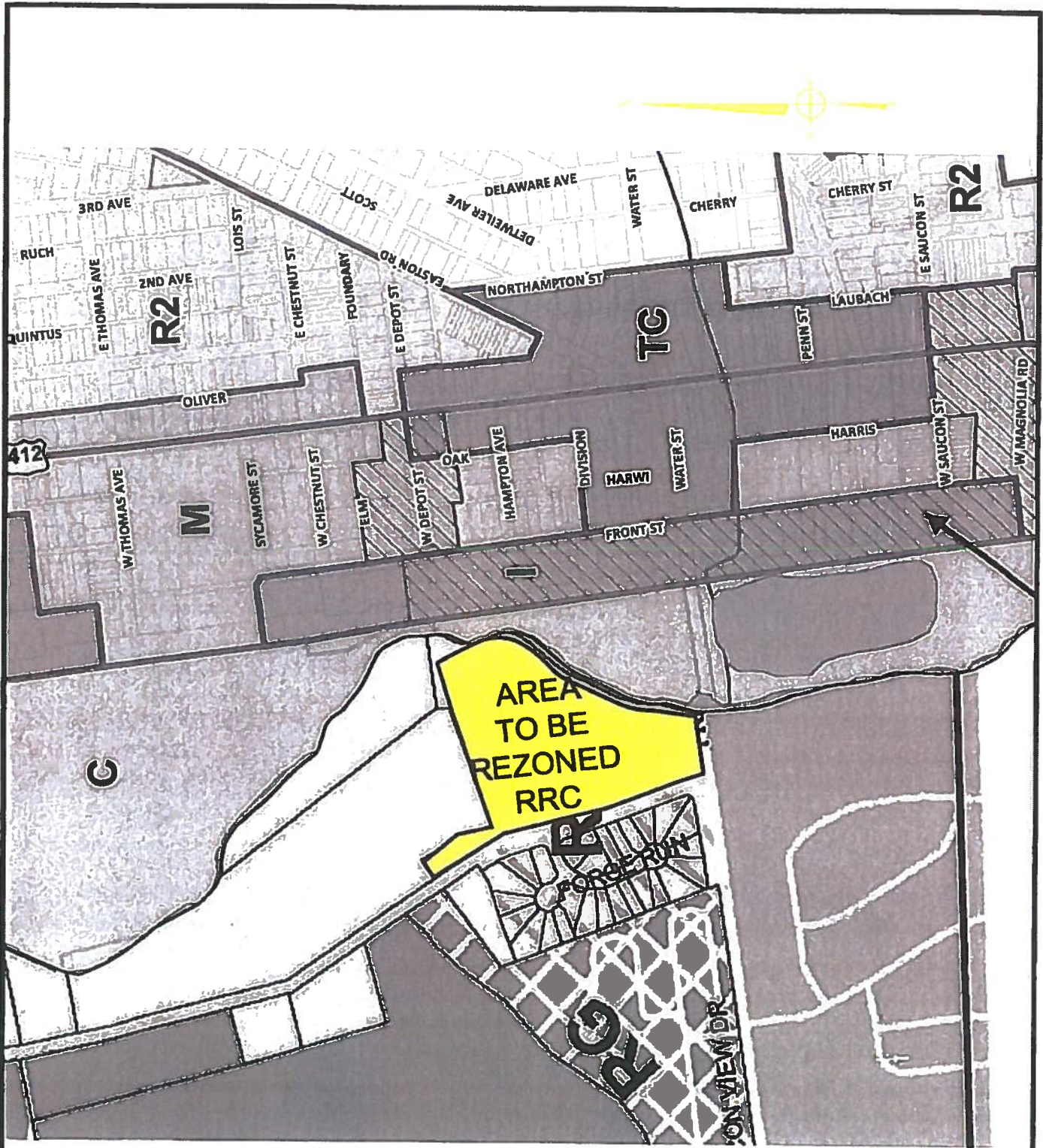
CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA

PENN TECHNOLOGY CONSULTING, LLC  
 LAND DEVELOPMENT / SITE / CIVIL ENGINEERING  
 P.O. BOX 68, FOGELSVILLE, PA 18051  
 PHONE: 610-730-8800  
 E-MAIL: SUEKANDL30@GMAIL.COM  
 WEBSITE: HTTP://PENNTC.COM

**PENNSYLVANIA**  
 VENTURE CAPITAL INC.  
 623 3rd Street, Whitehall, PA. 18062 (610) 403-8888

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
1 OF 3	10/23/19	1"=500'	SK





**AREA TO BE REZONING EXHIBIT**

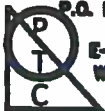
PROJECT: 2105 CREEK ROAD

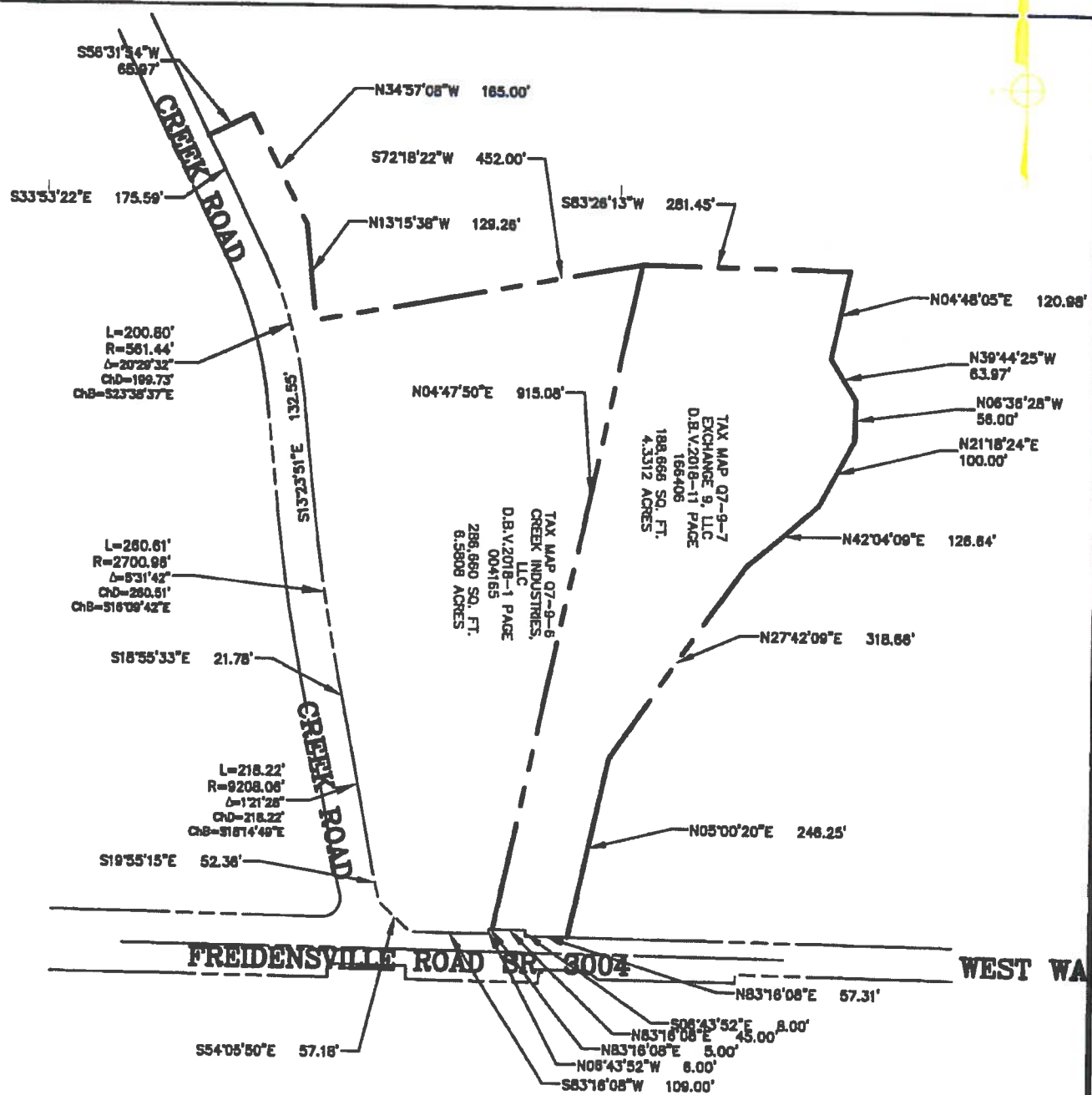
CITY OF BETHLEHEM  
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 LAND DEVELOPMENT / SITE / CIVIL ENGINEERING  
 P.O. BOX 88, FOGELSVILLE, PA 18051  
 PHONE: 610-730-8800  
 E-MAIL: SUREKANDIL3@GMAIL.COM  
 WEBSITE: HTTP://PENTC.COM

**PENNSYLVANIA**  
 VENTURE CAPITAL INC.  
 623 3rd Street, Whitehall, PA. 18052 (610) 403-8888

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
2 OF 3	10/23/19	1"=500'	SK





### PARCELS EXHIBIT

PROJECT: 2105 CREEK ROAD

CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
3 OF 3	10/23/19	1"=200'	SK

PENN TECHNOLOGY CONSULTING, LLC  
 LAND DEVELOPMENT / SITE/CIVIL ENGINEERING  
 P.O. BOX 68, FOGELSVILLE, PA 18051  
 PHONE: 610-730-8800  
 E-MAIL: SUEKANDLS@GMAIL.COM  
 WEBSITE: HTTP://PENTC.COM



**PENNSYLVANIA**  
 VENTURE CAPITAL INC.  
 823 3rd Street, Whitehall, PA. 18052 (610) 403-8888

**I. Location:**

Located in City of Bethlehem, Northampton County, Pennsylvania, with an address of 2105 Creek Road, Bethlehem, PA 18015.

**II. Source of Title:**

Being lands now or formerly owned by Creek Industries, LLC and recorded in the office of the recorder of deeds in Northampton County, Pennsylvania in D.B.V. 2018-1 Page 004165.

**III. Description:**

Being more fully bounded and described as follows, to wit:

**Beginning at** a point on the western right-of-way line of Freidensville Road (S.R. 3004), said pin also being a easterly corner of the herein described lot, **Thence:**

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004), the following three (3) courses and distances; VIZ;

1. North 83°16'08" East 109.00 ft. to a point;
2. North 06°43'52" West 6.00 ft. to a point;
3. North 83°16'08" East 5.00 ft. to a point on the southern property line of lands now or formerly Exchange 9, LCC (Tax Map Q7-9-7);
4. Along the aforesaid lands of Exchange 9, LLC, North 04°47'50" East 915.08 ft. to a point;

Along the lands now or formerly Mathew G. & Christopher Cummings (Q7-9-4), the following four (4) courses and distances; VIZ;

5. South 72°18'22" West 452.00 ft. to a point;
6. North 13°15'38" West 129.26 ft. to a point;

NORTHAMPTON COUNTY  
CITY OF BETHLEHEM  
TAX MAP Q7-9-6  
Page 2 of 2

7. North 34°57'08" West 165.00 ft. to a point;
8. South 56°31'54" West 65.97 ft. to a point on the northern right-of-way of Creek Road;

Along the aforesaid right-of-way of Creek Road, the following eight (8) courses and distances; VIZ;

9. South 33°53'22" East 175.59 ft. to a point;
10. Along a curve to the right, having a radius of 561.44 ft., a central angle of 20°29'32", an arc length of 200.80 ft., and a chord bearing and distance of South 23°38'37" East 199.73 ft. to a point;
11. South 13°23'51" East 132.55 ft. to a point;
12. Along a curve to the left, having a radius of 2,700.96 ft., a central angle of 05°31'42", an arc length of 260.61 ft., and a chord bearing and distance of South 16°09'42" East 260.51 ft. to a point;
13. South 18°55'33" East 21.78 ft. to a point;
14. Along a curve to the right, having a radius of 9208.06 ft., a central angle of 01°21'28", an arc length of 218.22 ft., and a chord bearing and distance of South 18°14'49" East 218.22 ft. to a point;
15. South 19°55'15" East 52.36 ft. to a point;
16. South 54°05'50" East 57.18 ft. to the **point of beginning**.

Containing: 286,660 S.F. or 6.5808 Acres.

**Subject to:**

Subject to easements and right-of-ways that a full and complete title search might discover.



**I. Location:**

Located in City of Bethlehem, Northampton County, Pennsylvania, with an address of Freidensville Road, Bethlehem, PA 18015.

**II. Source of Title:**

Being lands now or formerly owned by Exchange 9, LLC and recorded in the office of the recorder of deeds in Northampton County, Pennsylvania in D.B.V. 2018-11 Page 166406.

**III. Description:**

Being more fully bounded and described as follows, to wit:

**Beginning at** a point on the western right-of-way line of Freidensville Road (S.R. 3004), said pin also being an easterly corner of the herein described lot, **Thence:**

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004), the following three (3) courses and distances; VIZ;

1. North 83°16'08" East 45.00 ft. to a point;
2. South 06°43'52" East 8.00 ft. to a point;
3. North 83°16'08" East 57.31 ft. to a point on the southern property line of lands now or formerly Hellertown Borough (Tax Map Q7-10-4);

Along the aforesaid lands of Hellertown Borough, the following seven (7) courses and distances; VIZ;

4. North 05°00'20" East 246.25 ft. to a point;
5. North 27°42'09" East 318.66 ft. to a point;
6. North 42°04'09" East 126.64 ft. to a point;

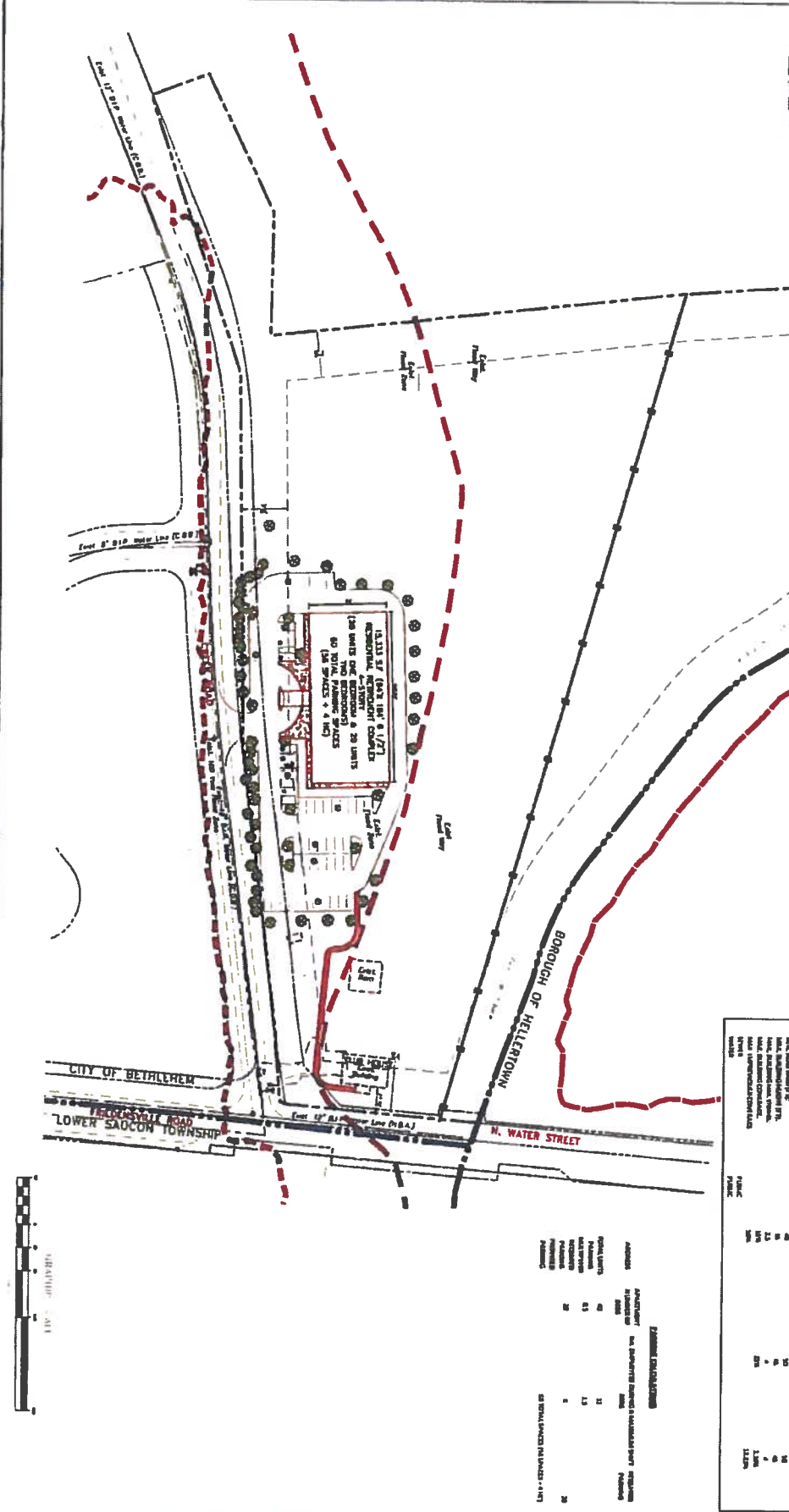
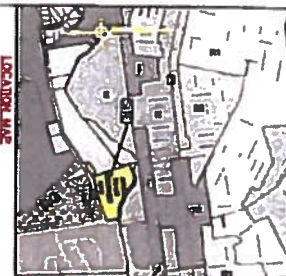
NORTHAMPTON COUNTY  
CITY OF BETHLEHEM  
TAX MAP Q7-9-7  
Page 2 of 2

7. North 21°18'24" East 100.00 ft. to a point;
8. North 06°36'28" West 56.00 ft. to a point;
9. North 39°44'25" West 63.97 ft. to a point;
10. North 04°48'05" East 120.98 ft. to a point on the eastern property line of lands now or formerly Bethlehem City (Tax Map Q7-9-5);
11. Along the aforesaid lands Of Bethlehem City, South 83°26'13" West 281.45 ft. to a point on the northern property line of lands now or formerly Creek Investors, LLC (Tax Map Q7-9-6);
12. Along the aforesaid lands of Creek Investors, LLC, South 04°47'50" West 915.08 ft. to the **point of beginning**.

Containing: 188,666 S.F. or 4.3312 Acres.

**Subject to:**

Subject to easements and right-of-ways that a full and complete title search might discover.



14,333 SF (30K LOT @ 1/2")  
 RESIDENTIAL - 3-STORY  
 (26 UNITS ONE BEDROOM & 20 UNITS  
 60 TOTAL PARKING SPACES  
 (26 SPACES @ 4 UNITS)

**PERMITS**

NO.	DATE	DESCRIPTION	STATUS
1	01/15/11	PROPOSED CONSTRUCTION	PENDING
2	02/10/11	PROPOSED CONSTRUCTION	PENDING
3	03/05/11	PROPOSED CONSTRUCTION	PENDING
4	04/01/11	PROPOSED CONSTRUCTION	PENDING
5	05/01/11	PROPOSED CONSTRUCTION	PENDING
6	06/01/11	PROPOSED CONSTRUCTION	PENDING
7	07/01/11	PROPOSED CONSTRUCTION	PENDING
8	08/01/11	PROPOSED CONSTRUCTION	PENDING
9	09/01/11	PROPOSED CONSTRUCTION	PENDING
10	10/01/11	PROPOSED CONSTRUCTION	PENDING
11	11/01/11	PROPOSED CONSTRUCTION	PENDING
12	12/01/11	PROPOSED CONSTRUCTION	PENDING

**S1**

**SAUCON CREEK VIEW**

**SITE PLAN**

11/15/11  
 11/15/11  
 11/15/11  
 11/15/11

**PENNSYLVANIA**

**VENTURE CAPITAL INC.**

823 3rd Street, Whitehall PA, 18652  
 Phone: (610) 497-0668 Fax No: (610) 413-0827

**PENN TECHNOLOGY CONSULTING, LLC**

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NO.	DATE	DESCRIPTION	STATUS
1	01/15/11	PROPOSED CONSTRUCTION	PENDING
2	02/10/11	PROPOSED CONSTRUCTION	PENDING
3	03/05/11	PROPOSED CONSTRUCTION	PENDING
4	04/01/11	PROPOSED CONSTRUCTION	PENDING
5	05/01/11	PROPOSED CONSTRUCTION	PENDING
6	06/01/11	PROPOSED CONSTRUCTION	PENDING
7	07/01/11	PROPOSED CONSTRUCTION	PENDING
8	08/01/11	PROPOSED CONSTRUCTION	PENDING
9	09/01/11	PROPOSED CONSTRUCTION	PENDING
10	10/01/11	PROPOSED CONSTRUCTION	PENDING
11	11/01/11	PROPOSED CONSTRUCTION	PENDING
12	12/01/11	PROPOSED CONSTRUCTION	PENDING