

ARCHITECTURE
707 NORTH NEW STREET
BETHLEHEM, PA 18018
TEL 610 865 6166
FAX 610 865 0496
FORMSPACE@AOL.COM

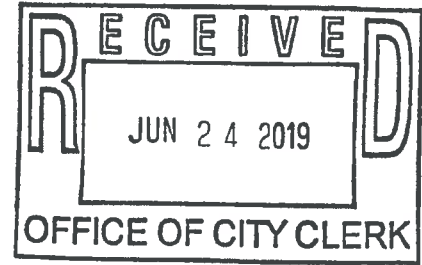


June 19, 2019

City of Bethlehem
10 East Church Street
Room B-212
Bethlehem, Pa 18018

ATTN: Bethlehem City Council
Via Robert Vidoni, Esq. City Clerk

RE: Zoning Map Amendment (Rezoning) for 11 and 15 West Garrison Street
Bethlehem, Northampton County, PA



Dear Mr. Waldron, President of Council, and Council Members,

Please consider this letter my petition for the rezoning of 11 West Garrison Street and 15 West Garrison Street. These two properties are currently in the RT-High Density Residential District. I request that these properties be changed to the CB-Central Business District. I am the sole owner of these two parcels. Additionally, I own seven adjoining parcels located in the 700 block of North New Street from West North Street to West Garrison Street. In summary:

PROPERTIES CURRENTLY ZONED CB-CENTRAL BUSINESS DISTRICT

14 West North Street (P6NE1A-25-18-0204)
701 North New Street (P6NE1A-25-17)
707-709 North New Street (P6NE1A-25-16)
713 North New Street (P6NE1A-25-15-0204)
715 North New Street (P6NE1A-25-14B-0204)
717 North New Street (P6NE1A-25-14A-0204)
719 North New Street (P6NE1A-25-14-0204)

PROPERTIES CURRENTLY ZONED RT-HIGH DENSITY RESIDENTIAL DISTRICT

11 West Garrison Street (P6NE1A-25-13-0204)
15 West Garrison Street (P6NE1A-25-12-0204)

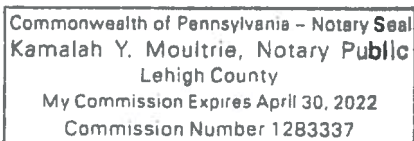
I've attached a site plan showing the locations and relationship of the individual tracts to each other.

Respectfully,

Dennis R. Connell

On this, the 19th day of June, 2019, before me, the undersigned officer, personally appeared Dennis Raymond Connell, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose therein contained.

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



NOTARY PUBLIC

ARCHITECTURE
707 NORTH NEW STREET
BETHLEHEM, PA 18018
TEL 610 865 6166
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15 July 2019

City of Bethlehem
10 East Church Street
Room B-212
Bethlehem, PA 18018

ATTN: Bethlehem City Council
Via Robert Vidoni, Esq. City Clerk

RE: Zoning Map Amendment (Rezoning for 11 and 15 West Garrison Street)
Bethlehem, Northampton County, PA
Response to Planning Bureau Information Request

Dear Mr. Waldron, President of Council, and Council Members,

The City Clerk, in response to a request by the Planning Bureau, has asked that I provide additional information for consideration of my Zoning Map Amendment request. Specifically: reasoning for the request, concept description and property/site information.

I purchased the first property in this group in 1982 and continued to buy the other properties as they became available. Until 2012, West Garrison Street from North New Street to Main Street was zoned CB-Central Business District. It was changed to RT-High Density Residential District during 2012. 11 West Garrison was added to my holdings in 2008 when it was zoned CB. Currently, 82% of these nine properties is zoned CB. The underlying element of my request is to return 11 West and 15 West Garrison Street to the CB zoning they had prior to 2012.

During the city-wide rezoning in 2012, North New Street was specifically addressed by City Council. Council directed the Planning Department to leave North New as CB due to the desirability for development in keeping with the Central Business District along this entry corridor to center city. The Planning Department determined that the zoning for properties that fronted on North New would remain in the CB district. When the properties under my ownership are merged, the consolidated lot will front on North New and comply with City Council's and the Planning Department's desire of having properties fronting on North New as CB-Central Business District zoning.

Because of the zoning change along West Garrison, I bought 15 West Garrison during 2018 in order to accommodate a 20' buffer yard between the CB and RT zoning districts. The Zoning Ordinance allows for a reduction in the buffer yard width to 8'. However, the concept presented leaves the buffer at 20' to provide the maximum required buffer.

My intent during this decades long series of acquisitions was to acquire enough property for a development suitable for a center city urban location. For comparison, the total combined area of my property is .6955 Acres. Nearby properties: the Boyd Theatre site is .5333 acres, 1 West Broad Street is .5294 acres and the Hyatt Hotel is .7109 acres.

The current uses in this block are residential rental units, business rentals and tenant parking. This mix has been very successful with occupancy typically at 100%. Due to the proximity to restaurants, shopping and the festival sites, this has proven to be a very desirable location. Additionally, since parking is available on-site for tenants, its convenient for having personal transportation for driving to work while being close enough to leisure activities to be walkable. I believe this last aspect is important enough that, although parking is not required in the CB district, it is included in the concept. Based on my long-term experience, the proposed concept follows a similar mix.

I have provided a site plan, floor plans and a front elevation of the concept to describe in detail the nature and extent of what I envision as a possibility for this location. I initiated the submittal to Planning to obtain a clear understanding of how the property can be developed. The review rightfully treated the two West Garrison Street properties as being zoned RT. By changing 11 West and 15 West Garrison back to CB, review comments caused by the split zoning will no longer apply and I can move forward with defining how to proceed.

Respectfully submitted,

A handwritten signature in black ink that reads "Dennis R. Connell, AIA".

Dennis R. Connell, AIA

attachments

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29 July 2019

City of Bethlehem
10 East Church Street
Room B-212
Bethlehem, PA 18018

ATTN: Bethlehem City Council
Via Robert Vidoni, Esq. City Clerk

VIA: EMAIL & HARD COPY

RE: Zoning Map Amendment (Rezoning for 11 and 15 West Garrison Street)
Bethlehem, Northampton County, PA
Response to Planning Bureau Information Request

Dear Mr. Waldron, President of Council, and Council Members,

I would like to correct information relative to the time line that I included in my July 15, 2019 letter.

In that previous letter, I stated that West Garrison Street from North New Street to Main Street was rezoned from CB-Central Business to RT-High Density Residential in 2012. The correct date for this zoning change was April, 2005.

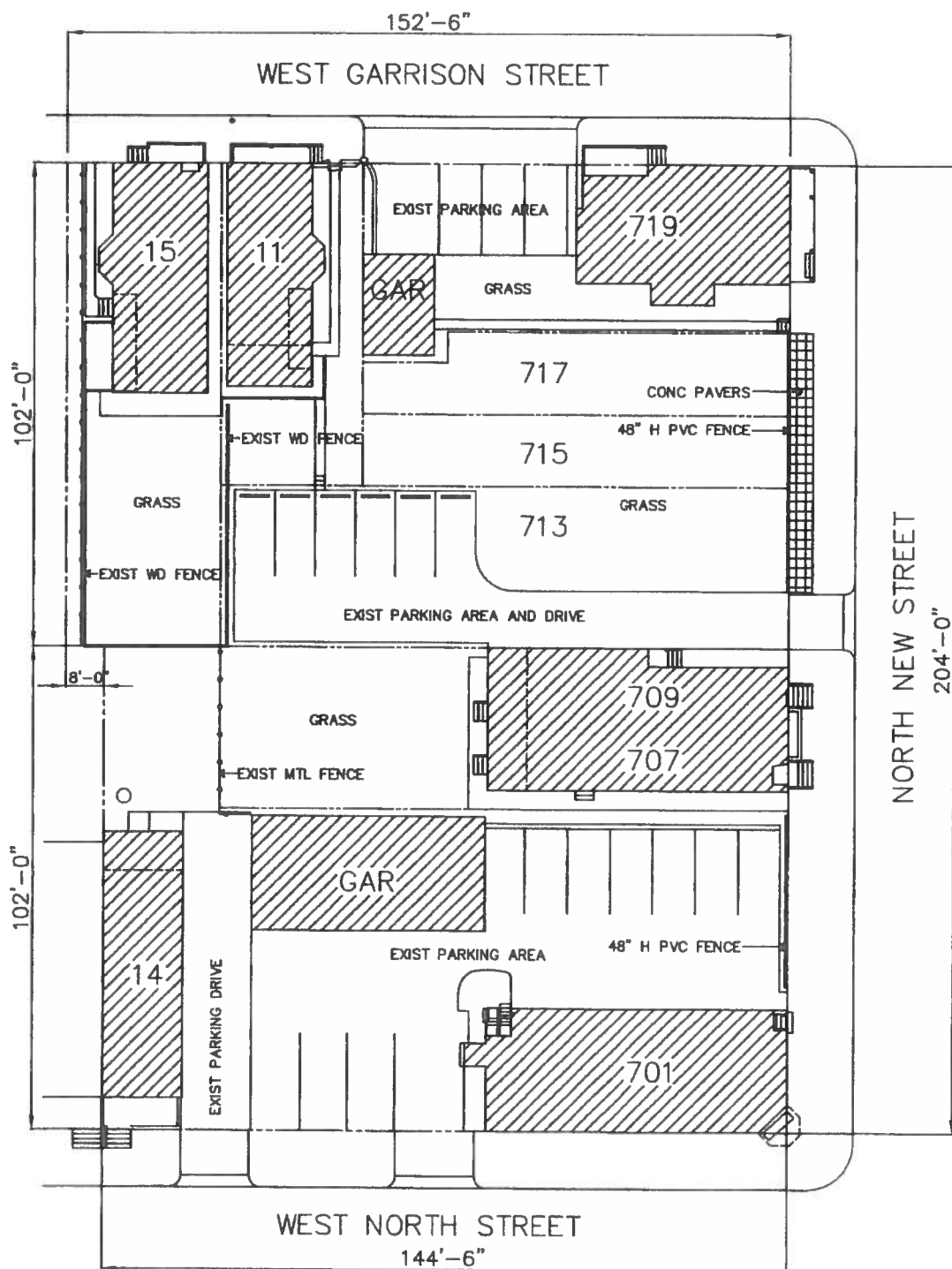
I discovered this error while researching my North New Street property files. In 2005, I wrote two letters to the City requesting that the zoning of 11 West Garrison Street and 15 West Garrison Street not be changed from CB to RT.

Additionally, the city-wide rezoning effort that I stated as 2012 actually occurred in 2010. In 2010, there was a proposal to rezone West North Street and North New Street from North Street to Union Blvd. from CB-Central Business to CL-Limited Commercial. I prepared a report that I submitted to Planning and City Council explaining why I thought West North Street and North New Street should remain in the CB zoning district. City Council agreed that the CB zoning remain unchanged for these parcels.

Respectfully submitted,

A handwritten signature in black ink that reads 'Dennis R. Connell, AIA.' The signature is written in a cursive, flowing style.

Dennis R. Connell, AIA



EXISTING SITE CONFIGURATION



June 19, 2019

**Area of Rezoning Request
(High Density Residential to Central Business District)
City of Bethlehem
Ward 9, Block 1A
Northampton County**

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a plan prepared by Kenneth R. Hahn R.S. Drawing No. 81-151, dated July 22, 1981, known as 11 West Garrison street, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of West Garrison Street, (50 feet wide), said point being located 90 feet westerly of the west side of North New Street;

THENCE extending along the westerly property line of land now or late George Heller, South 5 degrees 00 minutes West, 68.00 feet to a point;

THENCE extending along the northerly property line of land now or late Edward Menner, North 85 degrees 00 minutes West, 30.00 feet to a point;

THENCE extending along the easterly property line of land now or late W.J. Shennan, North 5 degrees 00 minutes East, 68.00 feet to a point on the southerly right-of-way line of West Garrison Street;

THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 30.00 feet to the place of BEGINNING.

CONTAINING 2,040 square feet.

Subject to any pertinent facts that a title search might disclose.

June 19, 2019

**Area of Rezoning Request
(High Density Residential to Central Business District)
City of Bethlehem
Ward 9, Block 1A
Northampton County**

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 15 West Garrison Street, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of West Garrison Street, (50 feet wide), said point being located 120 feet westerly of the west side of North New Street;

THENCE extending along the westerly property line of land now or late Nelson Keat and wife, South 5 degrees 00 minutes West, 102.00 feet to a point;

THENCE extending along the northerly property line of Lot 17 West North Street, North 85 degrees 00 minutes West, 32.50 feet to a point;

THENCE extending along the easterly property line of land now or late Mary E. Wilbur and Catherine J. Heller, North 5 degrees 00 minutes East, 102.00 feet to a point on the southerly right-of-way line of West Garrison Street;

THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 32.50 feet to the place of BEGINNING.

CONTAINING 3,315 square feet.

Subject to any pertinent facts that a title search might disclose.

PROPOSED ZONING ORDINANCE

CITY OF BETHLEHEM
INTER-DEPARTMENTAL CORRESPONDENCE

SUBJECT: Rezoning Request – Dennis R. Connell – 11 and 15 West Garrison Street
RT – High Density Residential to CB – Central Business

TO: Robert G. Vidoni, Esq., City Clerk

FROM: Cynthia S. Bartera, Paralegal

DATE: August 27, 2019

In accordance with your request and in preparation for the public hearing scheduled for September 17, 2019, attached is a draft amendment to effect the rezoning requested by Dennis R. Connell from RT to CB.

If you have any questions or if I can be of further assistance, please let me know.

Copies To: A. Karner
D. Heller
T. Samuelson
C. Peiffer
M. Alkhal
M. Dorner

By: Cynthia S. Bartera

BILL NO. ____ - 2019

ORDINANCE NO. 2019-____

AN ORDINANCE AMENDING PART 13 OF THE CODIFIED
ORDINANCES OF THE CITY OF BETHLEHEM, PENNSYLVANIA,
AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE
CITY OF BETHLEHEM, PENNSYLVANIA, BY AMENDING
THE CITY ZONING MAP.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS
AS FOLLOWS:

That the following amendment be made to Ordinance No. 2012-21, known as the Zoning Ordinance of the City of Bethlehem, Pennsylvania, adopted by City Council on August 7, 2012.

SECTION 1. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the "RT – High Density Residential" District symbols and indications as shown on the City Zoning Map in the area described as follows:

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a plan prepared by Kenneth R. Hahn R.S. Drawing No. 81-151, dated July 22, 1981, known as 11 West Garrison Street, bounded and described as follows:

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THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 30.00 feet to the place of BEGINNING.

CONTAINING 2,040 square feet.

to those of an "CB – Central Business" District.

SECTION 2. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the "RT – High Density Residential" District symbols and indications as shown on the City Zoning Map in the area described as follows:

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 15 West Garrison Street, bounded and described as follows:

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THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 32.50 feet to the place of BEGINNING.

CONTAINING 3,315 square feet.

to those of an "CB – Central Business" District.

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SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith be, and the same are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2019.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2019.

Mayor