



CITY OF BETHLEHEM

BUREAU OF PLANNING & ZONING

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November 13, 2025

James F. Preston, Esquire
Broughal & DeVito, LLP
38 West Market Street
Bethlehem, PA 18018

RE: Preliminary Opinion - Proposed Development 2220 Florence Avenue

Dear Mr. Preston:

On August 20, 2025, BAHX, LLC ("BAHX") submitted a request to the City of Bethlehem's zoning officer for a preliminary opinion pursuant to Section 916.2 of the Municipalities Planning Code ("MPC"), 53 P.S. § 10916.2, based on a plan titled "Proposed Development 2220 Florence Avenue" (the "Plan"), which proposes a multifamily dwelling building development on a certain tract in the City bounded by West Broad Street, Hanover Avenue, North Wahneta Street, Florence Avenue, Bascom Street, Ritter Street, and Grandview Boulevard. The tract straddles the municipal border between Bethlehem and Allentown. The part of the tract located within the City of Bethlehem is in the City's CL (Limited Commercial) zoning district.

On September 19, 2025 I responded back with review comments of issues that had been identified as non-compliant with ordinance requirements.

On or about September 26, 2025, BAHX submitted a revised plan for the aforementioned proposed development ("Revised Plan"). The Revised Plan was dated 8-20-2025 and logs two revisions but includes no revision date(s). The City's understanding of the purpose and function of Section 916.2 of the MPC was previously memorialized in the initial September 19, 2025 review letter; that understanding continues as previously stated and will not be repeated here.

The submitted Revised Plan states, for Building #5: "Multifamily w/ 1st. Floor Commercial Use Along W. Broad St...".

Based upon a schematic diagram prepared by BAHX's designer, and the Zoning Ordinance definition of 'Floor Area, Habitable' [§1302.49]: "*The enclosed indoor "floor area" that is designed and suitable for residency by persons and which is heated. This term shall not include vehicle garages or areas with a head room of less than 7 feet*", I have determined that the Revised Plan generally complies with the Horizontal Angle issues [§1322.03(II)(1)] raised in the previous review.



Similarly, general notes have been added to the Revised Plan referencing the requirement for any future and final design of the retaining walls to comply with ordinance requirements.

Finally, the Building Setback Table has been revised to reflect the required and proposed distances based upon the design grade.

Accordingly, it is my preliminary opinion that the Revised Plan, as submitted, complies with the City of Bethlehem Zoning Ordinance of 2012, as revised through August 21, 2023. This preliminary opinion of compliance is based upon, and limited to, the details provided in the Revised Plan.

Upon payment to the City by BAHX in the amount of \$400.00 to satisfy the publication costs, the City shall publish notice of this preliminary opinion once each week for two successive weeks in a newspaper of general circulation in the City. Such notice shall include a general description of the proposed use or development and its location, by some readily identifiable directive, and the place and times where the plans and other materials may be examined by the public.

Kind Regards,

A handwritten signature in blue ink, appearing to read "David W. Taylor", is written over a faint, circular official stamp.

David W. Taylor
Zoning Officer
City of Bethlehem

cc: Laura Collins, Director of DCED
Cathy Fletcher, Director of Planning and Zoning
Craig Peiffer, Asst. Director of Planning and Zoning
Matthew Deschler, Esquire