



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

March 6, 2020

Louis Intile
James Byszewski
Van Vuren Development, LLC
422 Thomas Street
Bethlehem, PA 18015

RE: (20-001LD&S) – 20010009 – 305 ½ - 321 Van Buren Street Land Development and Lot Line Adjustment Plan – Ward 3, Zoned RT, Plans dated October 5, 2019 and January 22, 2020, February 23, 2020.

Dear Mr. Intile and Mr. Byszewski:

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

ENGINEERING

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$12,306 will need to be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. The proposed driveways for Lot B are only 10 feet deep and will not allow for parking a vehicle without overhanging into the ROW thus blocking the sidewalk area. As proposed, the 10' driveway encourages parking of a vehicle in this space. If the building cannot be either moved back to accommodate a full parking space in the driveway or moved forward to prohibit a car from parking there, then the developer should consider some other mechanism to prohibit cars from parking in front of the building and blocking the public sidewalk area.
3. The limits of the proposed depressed curb shall be between the driveways and full height curb shall exist on either side of the proposed driveways. In scaling the plan, the limits of depressed curb for lot A is approximately 98' and approximately 30' for lot B.
4. City Right-Of-Way information shall be corrected. Van Buren St has a 20' wide ROW, 14' cartway with 3' on either side from face of curb back to the property line. The current information shown is incorrect.
5. An engineer's estimate of probable cost shall be submitted for review and use in preparing the Developer's Agreement. This must be submitted and approved prior to applying for permits.

Public Works – City Forester

1. Move the 3 front street trees forward, closer to Van Buren St. Add root barriers if needed.
2. Make front 3 street tree species Eastern Redbud.
3. Add additional trees in rear of property.

Public Works – Lighting

1. There is a utility pole in one of the purposed driveways. It has a note to be relocated but does not show the new location.
2. An additional street light will need to be installed on the existing utility pole near 321 Van Buren Street. This light must be of the same make and manufacture as the rest of the city LED cobra head LED street lights. It is not shown on the plans.

ZONING

1. Add Zoning Hearing Board Conditions of approval to the plan.
2. Provide on the plan curbing along the ends of the rows of parking.
3. Provide on the plan fencing behind the front façade of the five-unit structure and between Lot A and 514 Taylor Street and between Lot A and Lot B.

GENERAL

1. A recreation fee of \$10,500 shall be paid prior to finalizing the Developer's Agreement.
2. Driveway separations on both lots shall be composed of vegetation.

This plan will be placed on the March 12, 2020 Planning Commission agenda. Please bring colored site plans and elevation drawings on boards as well as a flash drive containing these exhibits for presentation at the meeting.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

CC: M. Dorner
A. Rohrbach
D. Shaffer
G. Cryder
C. Peiffer