



KOLB, VASILADIS, FLORENZ & RECCHIUTI, LLC

ATTORNEYS AT LAW
60 WEST BROAD STREET, SUITE 303
BETHLEHEM, PENNSYLVANIA 18018-5721

Constantine M. Vasiliadis
Michael D. Recchiuti*

Tel. 610-865-4611
Fax 610-974-8307

Jacob S. Kolb
(1949-2011)
Paul A. Florenz
(1979-2018)

*Admitted in New York

February 24, 2021

Bethlehem City Council
c/o City Clerk
Bethlehem City Hall
10 East Church Street
Bethlehem, PA 18018

Re: Zoning Map Adjustment
1852 W. Market Street/1843 W. Broad Street

Dear Members of Bethlehem City Council:

The undersigned is legal counsel for Tavarez Real Estate Investments, LLC, (hereinafter "Tavarez") the owner of Austin's Auto Service located at 1843 W. Broad Street. Enclosed please find the Petition of Tavarez Real Estate Investment, LLC for a zoning map amendment.

Tavarez is in the process of acquiring a portion of the parcel located at 1852 W. Market Street from the City of Bethlehem. As part of the acquisition, a Minor Subdivision Plan was filed with the City of Bethlehem Planning Bureau for a lot line adjustment to incorporate the portion to be acquired into Tavarez's existing parcel at 1843 W. Broad Street.

A zoning map change is being requested to change the zoning of that portion of 1852 W. Market Street being acquired from CL-Limited Commercial to LI-Light Industrial, the zoning designation of 1843 W. Broad Street, so that the minor subdivision plan/lot line adjustment can be approved.

If you should have any questions regarding this request, please do not hesitate to contact me directly.

Very truly yours,

Michael D. Recchiuti

MDR/bm

BEFORE THE CITY COUNCIL FOR THE CITY OF BETHLEHEM

In re:

ZONING MAP AMENDMENT

)
)
)
)

Property Address: 1852 W. Market Street/
1843 W. Broad Street

PETITION FOR ZONING MAP AMENDMENT FOR
1852 W. MARKET STREET/1843 W. BROAD STREET

1. Petitioner is Tavarez Real Estate Investments, LLC, a Pennsylvania Limited Liability Company with a registered address of 5208 Baldwin Lane Orefield Lehigh PA 18069.
2. Petitioner and the City of Bethlehem entered into a transfer agreement for a portion of a lot located at 1852 W. Market Street (hereinafter referred to as "Lot 1".)
3. As a result, Petitioner is the equitable owner of that portion of Lot 1 to be transferred to Petitioner, as more fully described in the attached Exhibit 1, which is zoned as CL-Limited Commercial.
4. Petitioner is the owner of an adjacent parcel located 1845 W. Broad Street, and which is zoned LI-Light Industrial (hereinafter referred to as "Lot 2").
5. Petitioner has submitted a Minor Subdivision Plan to be approved by the City of Bethlehem's Planning Bureau in the form of a lot line adjustment, which will incorporate that portion of land being acquired from the City of Bethlehem described in Exhibit 1 into Petitioner's existing parcel located at W. Broad Street.
6. In order for Petitioner's Minor Subdivision Plan to be approved, the new resulting lot must have a uniform zoning designation.
7. Petitioner proposes a zoning map amendment to change the zoning of that portion of Lot 1, as described in the attached Exhibit 1, which will be transferred to Petitioner from CL-

Commercial Limited to LI-Light Industrial to match the zoning of Lot 2 for approval of the subdivision plan.

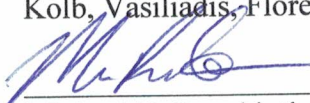
8. A copy of the Site Plan is attached hereto and marked as Exhibit 2.

WHEREFORE, Petitioner respectfully requests that City Council amend the City's Zoning Map to reflect that change of zoning district from CL-Limited Commercial to LI-Light Industrial for that portion of 1852 W. Market Street, as described in Exhibit 1, being transferred to Petitioner.

Respectfully submitted,

Kolb, Vasiliadis, Florenz & Recchiuti, LLC

Dated: 2/24/2021



Michael D. Recchiuti, Esquire
Counsel for Petitioner
PA I.D. No. 90862
60 W. Broad Street, Suite 303
Bethlehem, PA 18018
Telephone: 610-997-8820
Fax: 610-997-8822
mdr@kvfrlaw.com

VALLEY LAND SERVICES, LLC

4383 Hecktown Road, Suite D
Bethlehem, PA 18020
(610) 365-2907 * fax (610) 365-2958
Project # V20-0160

Portion of PID 641778841828-1 To be Rezoned Ward 13 Block 23 G10NE2C-011-016

ALL THAT CERTAIN tract or parcel of land situate south of West Broad Street, North of West Market Street, and east of the intersection of said streets, in Ward 13 of the City of Bethlehem, Lehigh County, Commonwealth of Pennsylvania, as shown on 1843 West Broad Street Lot Line Adjustment Plan by Valley Land Services LLC, and more particularly described as follows to wit:

COMMENCING at an iron pin found at the northeasterly corner of Lands now or formerly of Tavaréz Real Estate Investments, LLC (PID 641778944302-1), thence along said lands of Tavaréz, South 11 degrees 20 minutes 17 seconds West a distance of 3.00 feet to a rebar with cap set in the southerly right-of-way of West Broad Street (90 feet wide), being the true point and place of **BEGINNING**;

Thence along said lands of Tavaréz, South 11 degrees 20 minutes 17 seconds West a distance of 89.05 feet to a rebar with cap found in the northerly right-of-way of West Market Street (52' wide);

Thence along said northerly right-of-way of West Market Street North 51 degrees 05 minutes 54 seconds West a distance of 45.12 feet to a rebar with cap set;

Thence in and through PID 641778841828-1 North 11 degrees 20 minutes 17 seconds East a distance of 68.22 feet to a rebar with cap set in the southerly right-of-way of West Broad Street;

Thence along said southerly right-of-way of West Broad Street, South 78 degrees 35 minutes 43 seconds East a distance of 40.00 feet to the point and place of beginning.

CONTAINING 3,146 S.F. or 0.0722 AC.

Subject to any notes, easements, or covenants shown on aforesaid plan and any other pertinent facts a title search might disclose.



8. ALL PARKING SPACES SHOWN ARE EXISTING.

[illegible][illegible]

OWNER/ DEVELOPER
641778944502-1

1. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN P/N 641770344-02-1 (WARD 13 BLOCK 23 LOT 1) AND P/N 641770681-02B-1 (WARD 13 BLOCK 23 LOT 2A) IN THE CITY OF BETHELEEM, LEHIGH COUNTY, PA.

[illegible]

STYRENE MONOMER IN DMSO

VALLEY LAND SERVICES, INC.
4353 KEDWICK ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2807
Fax (610) 365-2857

CITY OF BETHLEHEM
LEHIGH COUNTY, PA

JOB NO. 2025-0150 DRAWN BY: NED/AMC DATE: OCTOBER 3, 2020 7-2-21 DESIGNED BY: NED/AMC 7-2-21 REVIEWED BY: JOHN C. BILTON 7-2-21		PROJECT NO. 1