



SITE ADDRESS: 601-699 E. Broad Street

Office Use Only:
DATE SUBMITTED: 03.03.2021 HEARING DATE: 04.14.2021

PLACARD: 04.05.2021 FEE: \$ 500⁰⁰

ZONING CLASSIFICATION: CG, CL, RT LOT SIZE: 3 LOTS = 290,872 SF

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018



1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. *The application is due by 4PM the 4th Wednesday of the month. The hearing will be held the 4th Wednesday of the next month.*
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated _____
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: _____

SECTION 1

APPLICANT:	
Name	601 Broad Development Group, LLC
Address	400 Northampton Street, Suite 700, Easton, PA 18042
Phone:	[REDACTED]
Email:	[REDACTED]
OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

authorization from the owner of the property when this application is filed.	
Name	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Thomas J. Schlegel
Address	Fitzpatrick Lentz & Bubba, P.C.
	645 W. Hamilton Street, Suite 800, Allentown, PA 18101
Phone:	
Email:	

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
<u>1306.01.a.4</u>	<u>2,500 SF</u>	<u>1,840 SF</u>	<u>660 SF</u>
<u>and 1306.01.b.3</u>	<u>per dwelling unit</u>	<u>per dwelling unit</u>	<u>per dwelling unit</u>
<u>Propose to renovate existing building with 116 dwelling units.</u>			

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: _____

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

Interpretation that roof access creates fourth

story and not half-story (1302.52 & 1302.124) and 1,200 SF dwelling unit is applicable.

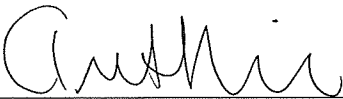
NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

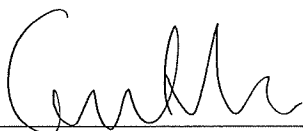
I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.



Applicant's Signature

3/3/21
Date



Property owner's Signature

3/3/21
Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

**BEFORE THE ZONING HEARING BOARD
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA**

SUPPLEMENTAL STATEMENT

IN RE: APPLICATION OF 601 BROAD DEVELOPMENT GROUP, LLC

I. BACKGROUND

601 Broad Development Group, LLC (the “Applicant”) owns certain real estate known as 601-699 East Broad Street [Northampton County Tax Parcel ID No. P6NE2C 1 2 0204] in the City of Bethlehem (the “Property”). The Property is 4.9 acres and located in the CG zoning district. The Property contains a building with approximately 266,000 SF of gross floor area (the “Building”). Applicant purchased the Property, as well as the two vacant parcels of real estate adjacent to the Property discussed below, in December 2017.

The 1st floor of the Building is occupied by Lehigh Valley Dual Language Charter School on the east side and multiple commercial tenants on the west side. The 2nd floor is partially occupied by commercial tenants, including Corporate Environments. The 3rd floor is presently under construction and being converted to 57 apartment units. Along with the 3rd floor conversion, Applicant improved common areas in the Building following its acquisition of the Property. It is also constructing a new lobby on the North Street side of the Building to serve the 3rd floor residential units.

Applicant proposes to now convert the 2nd floor to 57 apartment units, matching the layout of the 3rd floor conversion, and also convert the boiler house area on the 2nd floor to two additional apartment units. This results in a total of 116 apartment units in the Building. The units will be a mix of studio, one bedroom, one bedroom with den, two bedroom, and two bedroom with den apartments ranging from 555 SF to 1,594 SF. Applicant also proposes to extend the elevator service to the roof, construct a roof top elevator lobby and tenant-accessible roof top deck.

When Applicant purchased the Property, it also acquired two adjacent, vacant parcels of real estate. 725 East North Street [Northampton County Tax Parcel ID No. P6NE2B 12 1 0204] is 1.23 acres directly north of the Property across East North Street. * Wood Street [Northampton County Tax Parcel ID No. P6NE2D 8 1 0204] is .5475 acres directly west of the Property across Wood Street. Both properties are presently used as parking lots for the uses at the Property and will continue to be used as parking lots following the proposed residential apartment conversion. There are currently 263 parking spaces between the three properties. Applicant proposes to add ten additional parking spaces on the Property as part of the 2nd floor conversion project, resulting in 273 total spaces. The City Planning & Zoning Department has reviewed parking allocation between the current uses in the Building and the proposed 2nd floor apartment conversion and determined parking to be adequate.

II. ZONING RELIEF

Section 1306.01.b.3. of the Zoning Ordinance, which sets forth dimensional regulations in the CG zoning district, incorporates the dimensions regulations in the RT zoning district for residential uses in the CG district. Those RT regulations are found at Section 1306.01.a.4. 2,500 SF of lot area per dwelling unit is required for a Multi-Family Dwelling that is 3 ½ Stories or less. 1,200 SF of lot area per dwelling unit is required for a Multi-Family Dwelling that is more than 3 ½ Stories.

The Property is 4.9 acres (213,444 SF), which would permit 85 dwelling units by right at 2,500 SF per dwelling unit. The Property, 725 E. North Street, and *Wood Street combined is 6.6775 acres (290,872 SF). That amount of lot square footage would permit 116 dwelling units by right. While not specifically permitted by the Zoning Ordinance, Applicant requests the Board consider the three properties as one for the purpose of determining lot area per dwelling unit. Applicant does not intend to develop 725 E. North Street or *Wood Street for use other than a parking lot for the multiple uses at the Building on the Property.

As to hardships affecting the Property, the Building was built in 1939 as a large silk mill. The sheer size of the Property and historic use of the Building creates challenges for redevelopment and relief is warranted. Additionally, the conversion to residential units will eliminate certain warehouse/storage uses presently at the Building, which Applicant believes will meaningfully reduce truck trips per day to the Property.

Alternatively, Applicant requests an interpretation that the Building is more than 3 ½ Stories and the 1,200 SF per dwelling unit calculation should apply. Applicant's proposed conversion adds elevator access to the roof and creates a tenant-accessible roof top deck. The elevator lobby is 816 SF and covered by a roof. The elevator lobby addition increases the height of the Building from 39 feet, 10 inches to 52 feet.

The Zoning Ordinance defines Story as:

“That portion of a building included between the upper surface of any floor and the upper surface of the floor or roof above.”

It defines Half-Story as:

“That portion of a building under a sloping gable, hip or gambrel roof, the wall plates on at least two opposite exterior walls of which are five feet or less on average above the floor level of such half-story. Provided that it is not used as a dwelling unit, a top floor in which the floor area with 7 feet or more of head clearance equals 50 percent or less of the floor area of the story next below shall be a “half-story”.

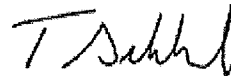
Neither definition adequately accounts for the possibility of an accessible roof. While an accessible roof is not a dwelling unit, it is space for which a certificate of occupancy must be

obtained and not merely an aesthetic roof design that increases building height. An interpretation that the elevator lobby and roof top deck represent a 4th Story eliminates the need for relief, because then the Building would be more than 3 ½ Stories and Applicant would be permitted 177 units by right at 1,200 SF per unit.

III. CONCLUSION

For the aforementioned reasons, 601 Broad Development Group, LLC should be granted the requested zoning relief.

FITZPATRICK LENTZ & BUBBA, P.C.



Date: March 3, 2021

BY: _____

Thomas J. Schlegel, Esquire
Attorney for Applicant
Two City Center, 8th Floor
645 W. Hamilton Street
Allentown, PA 18101

601-699 E. Broad St. Laros Lofts



Proposed Project

**Mixed-use redevelopment of existing
+/- 270,000 SF former Laros silk mill**

1st floor - Multiple commercial tenants

2nd floor - 59 Apartments

3rd floor - 57 Apartments

4th floor/Roof - Rooftop terrace

Parking lot and Landscaping improvements

Existing Conditions



Project Status

1st floor

- Partially occupied with commercial businesses & LV Dual Language Charter School
- North Street Entrance/ Main Lobby is under construction

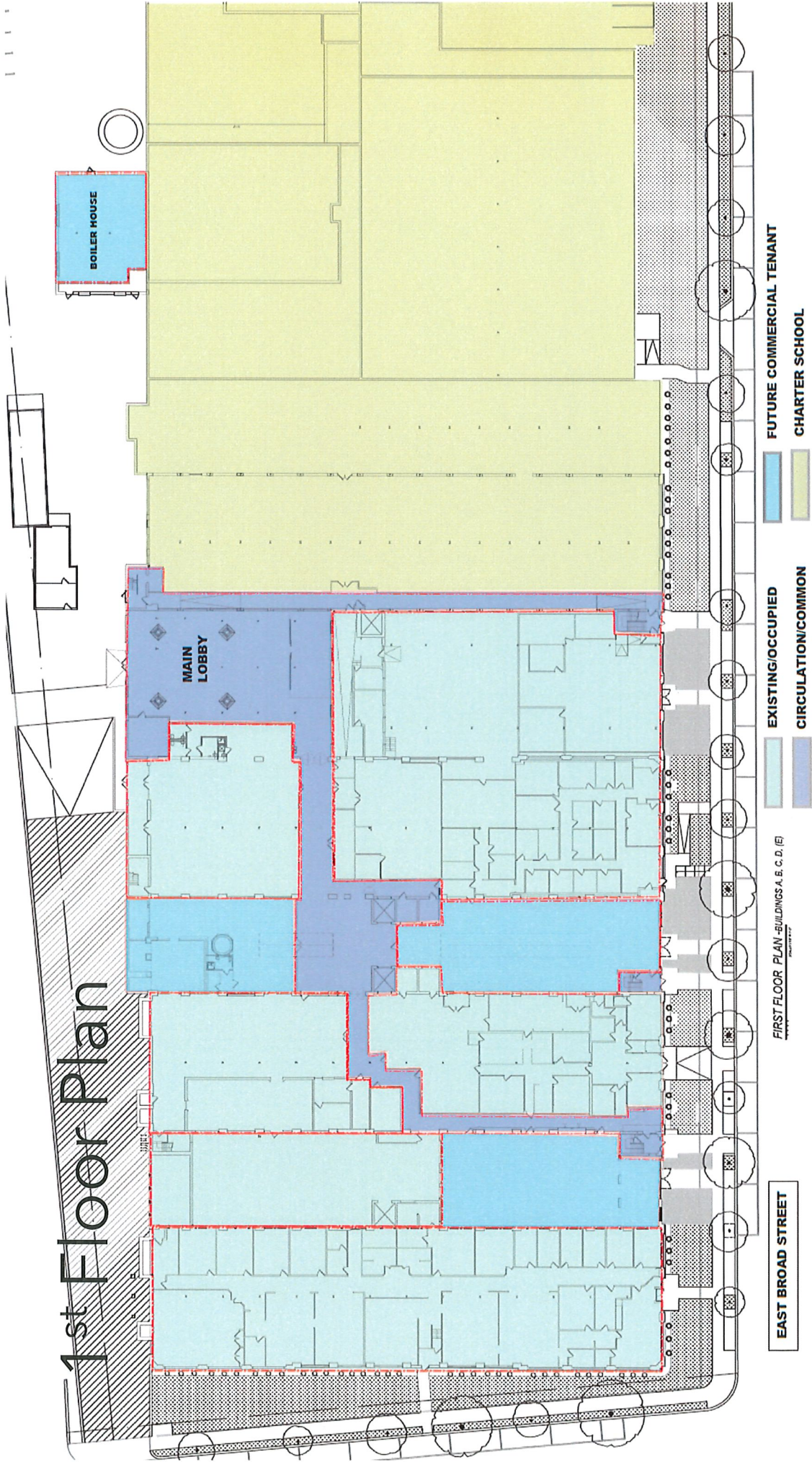
2nd floor

- Occupied by 3 small commercial businesses and Corporate Environments

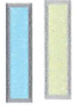
3rd floor

- Under construction - 57 apartments
- Estimated completion date - July 2021

1st Floor Plan



FUTURE COMMERCIAL TENANT
CHARTER SCHOOL



EXISTING/OCCUPIED
CIRCULATION/Common

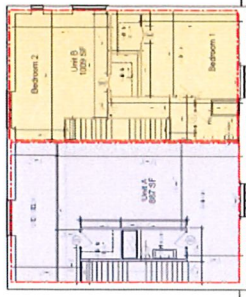


FIRST FLOOR PLAN - BUILDINGS A, B, C, D, (E)

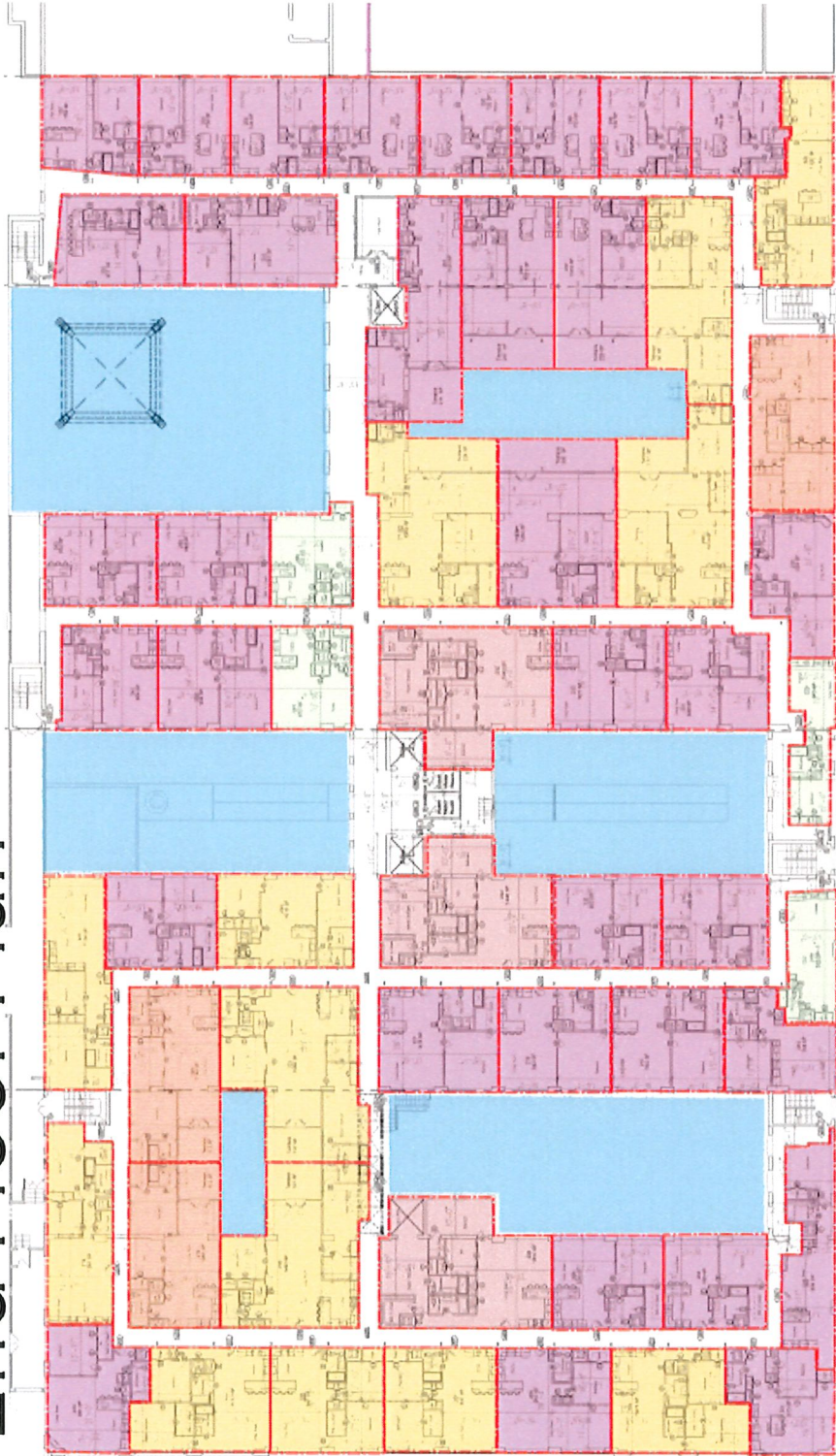
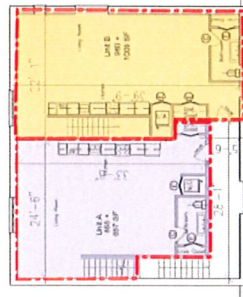
EAST BROAD STREET

2nd Floor Plan

**BOILER HOUSE: TWO-STORY
UNITS (2ND + 3RD FL):
LOFT 1 BR (1)
2 BR (1)**



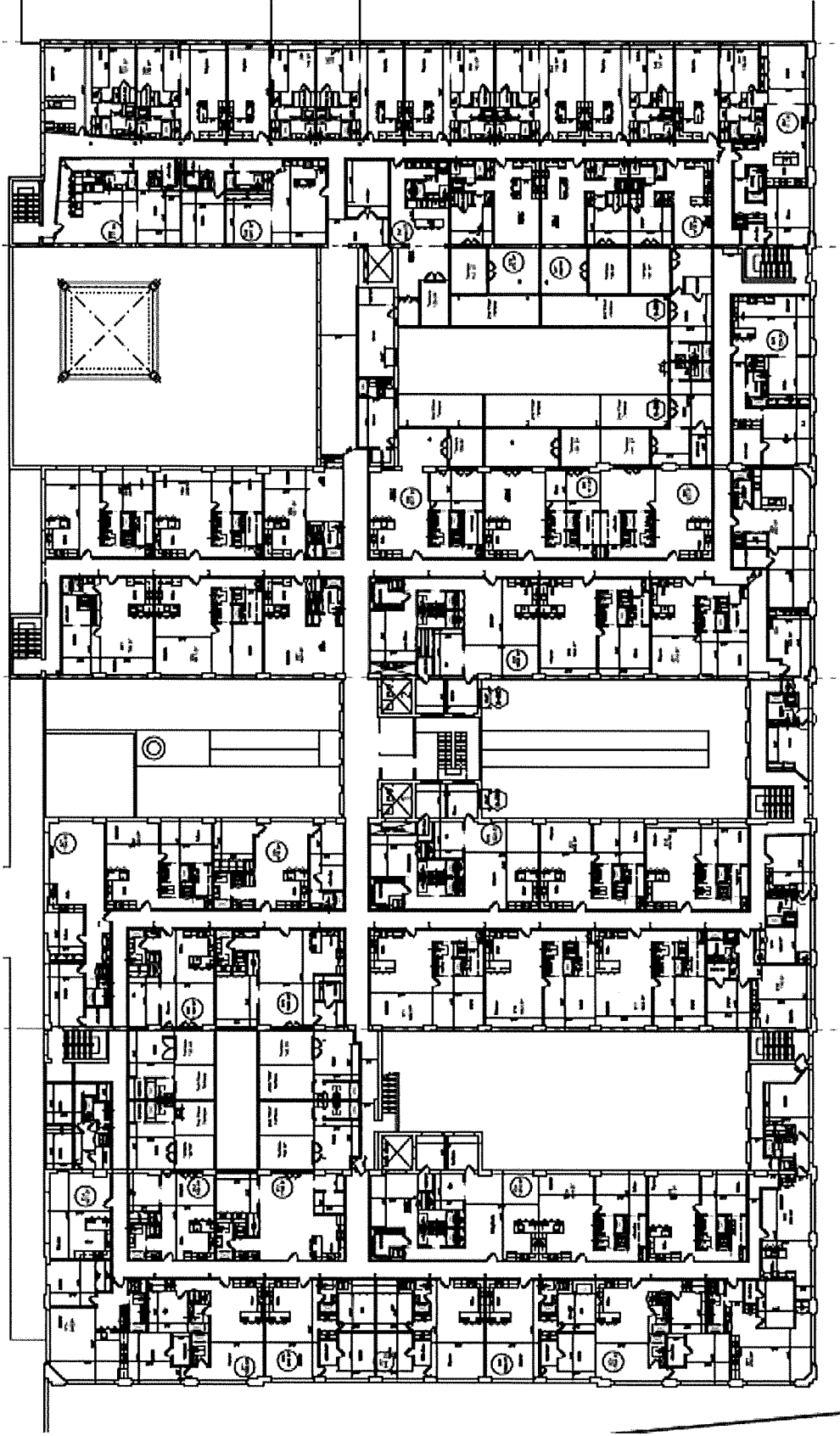
THIRD FLOOR PLAN - BUILDING E (BOILER HOUSE)



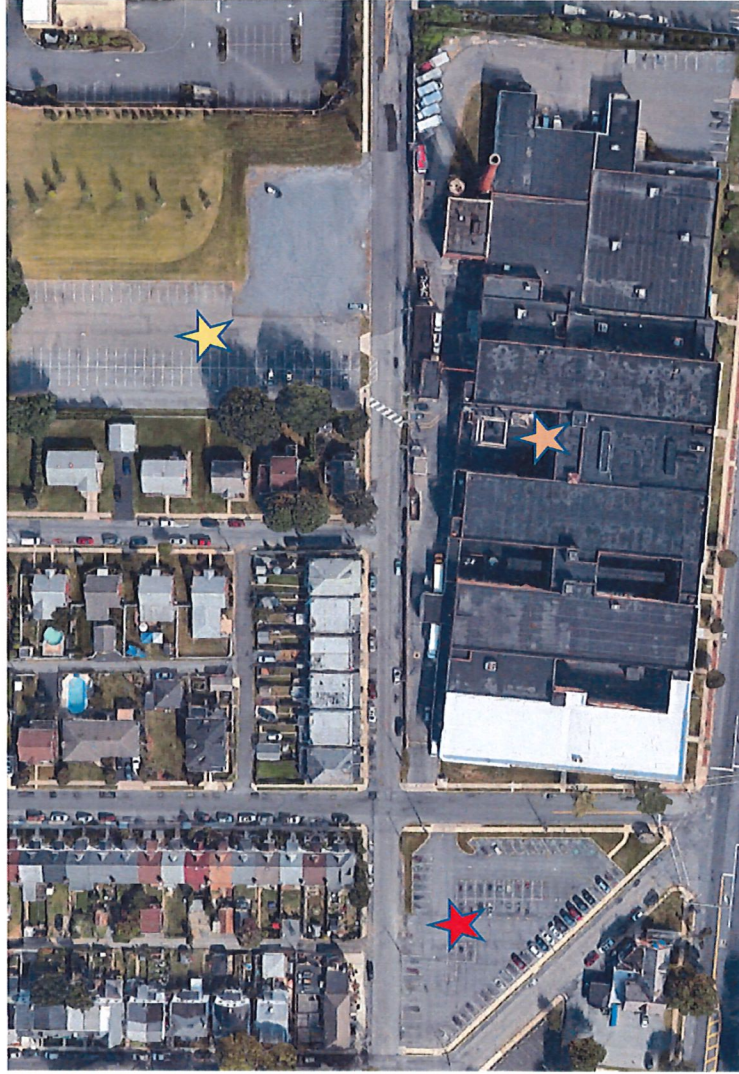
STUDIO (4)
1 BR (34)
1 BR + DEN (3)

2 BR (13)
2 BR + DEN (3)
OPEN TO 1ST FL. ROOF

3rd Floor Plan



Land Area & Residential Unit Calculation



725 North St.
1.23 AC/53,579 SF



601-699 Broad St.
4.9 AC/ 213,444 SF. 85 By Right Apt. Units



Wood St.
0.5475 AC/23,849 SF

Total Project AC/ SF: 6.675/290,872

290,872 SF / 2,500 SF – 116 Units