

BILL NO. 23- 2020

ORDINANCE NO. 2020-_____

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 “RR – Rural Residential” District symbols and indications as shown on the
City Zoning Map in the area described as follows (and depicted on the Parcels Exhibit Plan
attached hereto and made a part hereof):

Northampton County
City of Bethlehem
Tax Map Q7-9-6

Location:

Located in the City of Bethlehem, Northampton County, Pennsylvania, with an address of
2105 Creek Road, Bethlehem, PA 18015.

Description:

Being more fully bounded and described as follows, to wit:

Beginning at a point on the western right-of-way line of Freidensville Road (S.R. 3004),
said pin also being a easterly corner of the herein described lot, Thence:

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004),
the following three (3) courses and distances; VIZ;

1. North 83°16’08” East 109.00 ft. to a point;
2. North 06°43’52” West 6.00 ft. to a point;
3. North 83°16’08” East 5.00 ft. to a point on the southern property line of
lands now or formerly Exchange 9, LLC (Tax Map Q7-9-7);

4. Along the aforesaid lands of Exchange 9, LLC, North $04^{\circ}47'50''$ East 915.08 ft. to a point;

Along the lands now or formerly Matthew G. & Christopher Cummings (Tax Map Q7-9-4), the following four (4) courses and distances; VIZ;

5. South $72^{\circ}18'22''$ West 452.00 ft. to a point;
6. North $13^{\circ}15'38''$ West 129.26 to a point;
7. North $34^{\circ}57'08''$ West 165.00 to a point;
8. South $56^{\circ}31'54''$ West 65.97 ft. to a point on the northern right-of-way of Creek Road;

Along the aforesaid right-of-way of Creek Road, the following eight (8) courses and distances; VIZ;

9. South $33^{\circ}53'22''$ East 175.59 to a point;
10. Along a curve to the right, having a radius of 561.44 ft., a central angle of $20^{\circ}29'32''$, an arc length of 200.80 ft., and a chord bearing and distance of South $23^{\circ}38'37''$ East 199.73 ft. to a point;
11. South $13^{\circ}23'51''$ East 132.55 ft. to a point;
12. Along a curve to the left, having a radius of 2,700.96 ft., a central angle of $05^{\circ}31'42''$, an arc length of 260.61 ft., and a chord bearing and distance of South $16^{\circ}09'42''$ East 260.51 ft. to a point;
13. South $18^{\circ}55'33''$ East 21.78 ft. to a point;
14. Along a curve to the right, having a radius of 9208.06 ft., a central angle of $01^{\circ}21'28''$, an arc length of 218.22 ft., and a chord bearing and distance of South $18^{\circ}14'49''$ East 218.22 ft. to a point;
15. South $19^{\circ}55'15''$ East 52.36 to a point;
16. South $54^{\circ}05'50''$ East 57.18 ft. to the point of beginning.

Containing 286,660 S.F. or 6.5808 Acres.

PLUS any area outside the boundaries aforescribed which is found in any street, alley, waterway, or railroad right-of-way up through the centerline of such street, alley, waterway or railroad right-of-way.

to those of an "R-RC – Residential Retirement Complex" District.

SECTION 2. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the “RR – Rural Residential” District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the Parcels Exhibit Plan attached hereto and made a part hereof):

Northampton County
City of Bethlehem
Tax Map Q7-9-7

Location:

Located in the City of Bethlehem, Northampton County, Pennsylvania, with an address of Freidensville Road, Bethlehem, PA 18015.

Description:

Being more fully bounded and described as follows, to wit:

Beginning at a point on the western right-of-way line of Freidensville Road (S.R. 3004), said pin also being an easterly corner of the herein described lot, Thence:

Along the aforementioned western right-of-way line of Freidensville Road (S.R. 3004), the following three (3) courses and distances; VIZ;

1. North 83°16'08" East 45.00 ft. to a point;
2. South 06°43'52" East 8.00 ft. to a point;
3. North 83°16'08" East 57.31 ft. to a point on the southern property line of lands now or formerly Hellertown Borough (Tax Map Q7-10-4);

Along the aforesaid lands of Hellertown Borough, the following seven (7) courses and distances; VIZ;

4. North 05°00'20" East 246.25 ft. to a point;
5. North 27°42'09" East 318.66 ft. to a point;
6. North 42°04'09" East 126.64 ft. to a point;
7. North 21°18'24" East 100.00 ft. to a point;
8. North 06°36'28" West 56.00 ft. to a point;
9. North 39°44'25" West 63.97 ft. to a point;

10. North 04°48'05" East 120.98 ft. to a point on the eastern property line of lands now or formerly Bethlehem City (Tax Map Q7-9-5);
11. Along the aforesaid lands of Bethlehem City, South 83°26'13" West 281.45 ft. to a point on the northern property line of lands now or formerly Creek Investors, LLC (Tax Map Q7-9-6);
12. Along the aforesaid lands of Creek Investors, LLC, South 04°47'50" West 915.08 ft. to the point of beginning.

Containing 188,666 S.F. or 4.3312 Acres.

PLUS any area outside the boundaries aforescribed which is found in any street, alley, waterway, or railroad right-of-way up through the centerline of such street, alley, waterway or railroad right-of-way.

to those of an "R-RC – Residential Retirement Complex" District.

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2020.

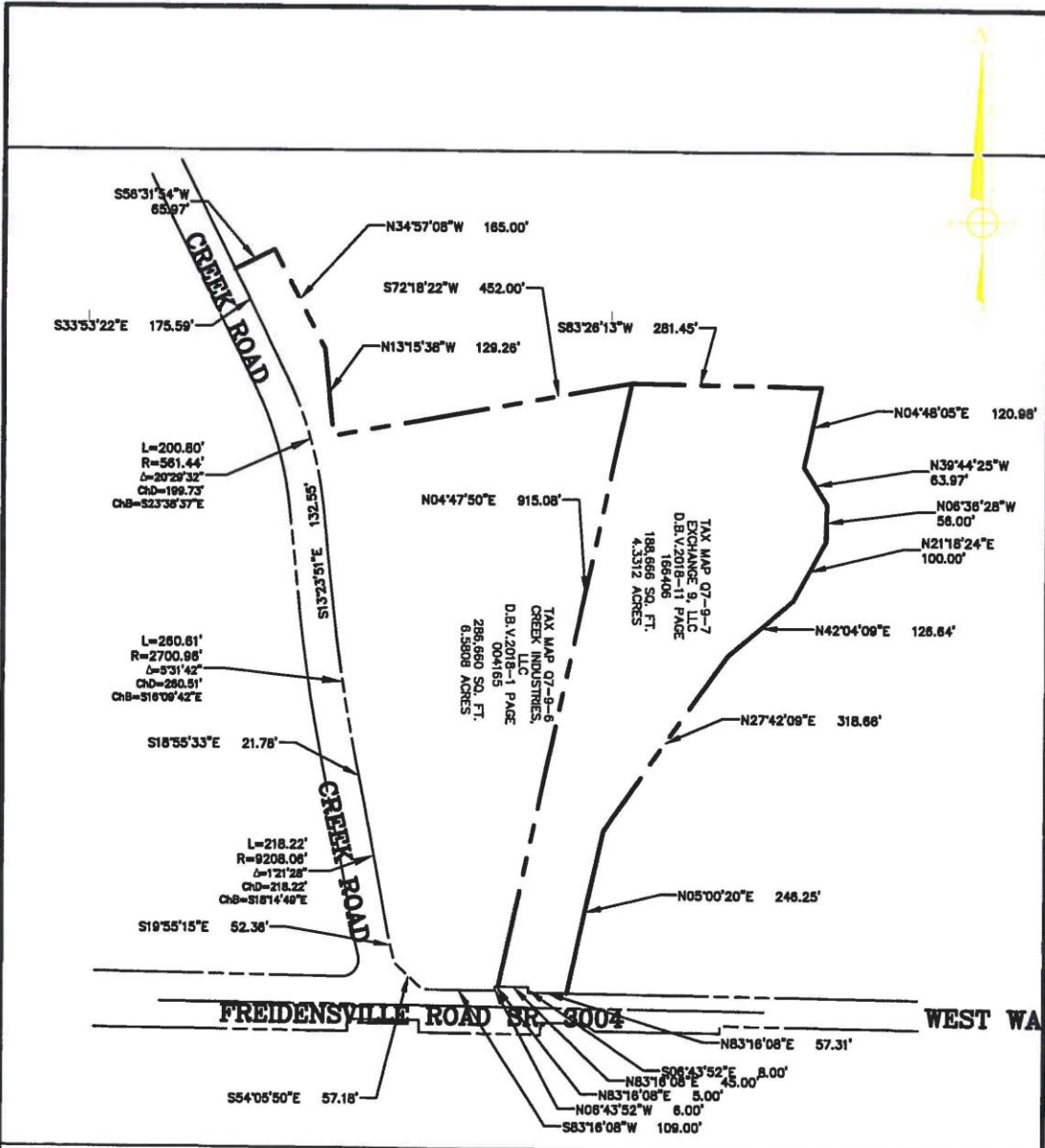
President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2020.

Mayor



PARCELS EXHIBIT

PROJECT: 2105 CREEK ROAD

CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT / SITE / CIVIL ENGINEERING
P.O. BOX 68, FOGELSVILLE, PA 18051
PHONE: 610-730-8508
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PENNSYLVANIA
VENTURE CAPITAL INC.
823 3rd Street, Whitehall, PA. 18052 (610) 403-6666

SHEET NUMBER:	DATE:	SCALE:	DRAFTER:
3 OF 3	10/23/19	1"=200'	SK

