

BILL NO. 08- 2021

ORDINANCE NO. 2021-_____

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

Northampton County
City of Bethlehem
Tax Map N6-1-1A 0204

Location:

Located in the City of Bethlehem, Northampton County, Pennsylvania, with an address of
1838 Center Street, Bethlehem, PA 18017.

Description:

ALL THAT CERTAIN tract or parcel of land situate along the easterly side of Center
Street (S.R. 3011) (incorrectly identified as S.R. 3001 in Deed found at DBV 2007-1
Page 461323), the southerly side of Dewberry Avenue and the northerly side of Altwood
Avenue in the City of Bethlehem, County of Northampton, Commonwealth of
Pennsylvania, and indicated as Lot No. 1 on the plan entitled “Major Subdivision Land of
Memorial Cemetery of Bethlehem,” as prepared by Keystone Consulting Engineers Inc.,
dated October 16, 2007, last revised November 20, 2007, recorded in the Northampton
County Recorder of Deeds Office as Plan Book No. 2007-5, Page 580, bounded and
described as follows to wit:

BEGINNING at a concrete monument found in the southerly right-of-way of Dewberry
Avenue (80 feet wide), said point is located at the south east corner of the intersection of
Dewberry Avenue and Center Street (S.R. 3011);

Thence along Dewberry Avenue the following two (2) courses and distances:

1. North 79° 27' 36" East, 276.34 feet to a concrete monument found;
2. following a curve to the right with a radius of 1421.26 feet, a chord bearing and distance of North 80° 32' 12" East, 53.40 feet, and an arc length of 53.40 feet, to an iron pin found;

thence along lands now or formerly of Memorial Cemetery of Bethlehem, from which this parcel is a portion of, the following six (6) courses and distances:

1. South 02° 12' 33" West, 565.08 feet to an iron pin found;
2. North 89° 02' 30" West, 69.63 feet to a point;
3. following a curve to the left with a radius of 113.00 feet, a chord bearing and distance of South 46° 35' 01" West, 158.05 feet, and an arc length of 175.03 feet, to a point;
4. South 02° 12' 33" West, 12.83 feet to an iron pin found;
5. North 89° 02' 30" West, 115.02 feet to a point;
6. South 02° 12' 33" West, 122.54 feet to a point in the northerly right-of-way of Altwood Avenue;

thence along the northerly right-of-way of Altwood Avenue (60 feet wide), the following two (2) courses and distances:

1. North 89° 02' 30" West, 37.42 feet to a point,
2. following a curve to the right with a radius of 20.00 feet, a chord bearing and distance of North 43° 24' 58" West, 28.59 feet, and an arc length of 31.85 feet, to a concrete monument found in the easterly right-of-way of Center Street (S.R. 3011, said monument being in the northeast corner of the intersection of Altwood Avenue and Center Street, (S.R. 3011));

thence along the easterly right-of-way of Center Street, (S.R. 3011) (incorrectly identified as S.R. 3001 in Deed found at DBV 2007-1 Page 461323), (80 feet wide), the following two (2) courses and distances:

1. North 02° 12' 33" East, 687.47 feet to a concrete monument found;
2. following a curve to the right with a radius of 40.00 feet, a chord bearing and distance of North 40° 50' 05" East, 49.94 feet, and an arc length of 53.93 feet to a concrete monument being the point and place of beginning.

Containing 5.0000 acres more or less.

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 "I-O – Institutional Overlay" District.

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

Northampton County
City of Bethlehem
Tax Map N6-13-1B 0204

Location:

Located in the City of Bethlehem, Northampton County, Pennsylvania, with an address of 200 Dewberry Avenue, Bethlehem, PA 18017.

Description:

ALL that certain tract or parcel of land situate on the south side of Dewberry Avenue, PARID: N6 13 1B 0204, recorded in the Northampton County Recorder of Deeds Office in Map Book Volume 2017-1, Page 272159, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at a point on the southerly right-of-way line of Dewberry Avenue (80.00 feet wide), said point also being on the westerly lot line of Land N/F Lot 2, 2 Acre Subdivision Plan of Memorial Cemetery Lot 2;

thence along the same the following two (2) courses and distances:

- 1) S 2°12'33" W 581.76 feet to a point,
- 2) N 89°02'30" W 151.61 to a point on the easterly property line of Land N/F Bethlehem Manor Village, LLC, D.B.V. 2007-1 Page 461323;

thence along the same N 2°12'13" E 565.08 feet to a point on the southerly right-of-way line of Dewberry Avenue (80.00 feet wide);

thence along the same curving to right with a radius of 1,421.26 feet, an included angle of 6°09'58", an arc length of 152.96 feet, a tangent of 76.55 feet and a chord of N 84°41'46" W 152.88 feet to a point, the place of beginning.

Containing 87,122.38 sq. ft. or 2.0001 acres more or less.

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 “I-O – Institutional Overlay” District.

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

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2021.

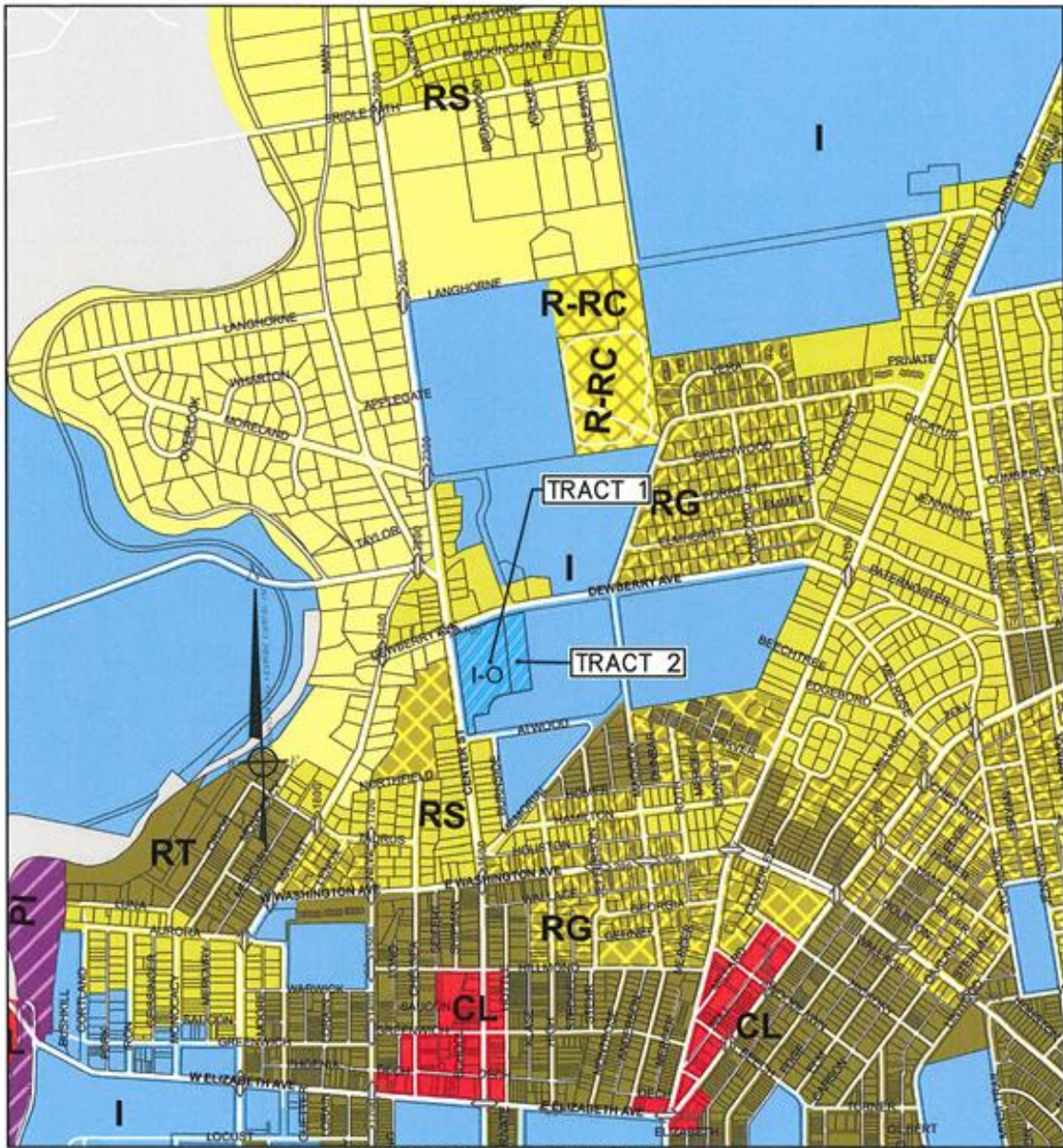
President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2021.

Mayor



**PROPOSED ZONING EXHIBIT
1838 CENTER ST (TRACT 1) & 200 DEWBERRY AVE (TRACT 2)
1-0 INSTITUTIONAL OVERLAY**

REVISION:

PROJECT: 1838 CENTER ST & 200 DEWBERRY AVE, BETHLEHEM, PA 18017

CITY OF BETHLEHEM
SOUTHAMPTON COUNTY

PENNSYLVANIA

SHEET NUMBER:	DATE:	SCALE:	DESIGNER:
1 OF 1	10/06/20	1"=1000'	SK


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