

DRAFT

BILL NO. 15 - 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 "CL – Limited Commercial" District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the 1843 West Broad Street Rezoning Site Plan attached hereto and made a part hereof):

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 Tavarez Real Estate Investments, LLC (PID 641778944302-1), thence along said lands of Tavarez, 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 Tavarez, 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;

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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.

THE ABOVE-DESCRIBED PREMISES being part of the lot known as 1852 West Market Street (PIN #641778841828 1) and Deed dated May 15, 1922 recorded in Deed Book Volume 371, Page 490 in the Office of the Recorder of Deeds of Lehigh County, said portion being the subject of a minor subdivision being concurrently approved by the City of Bethlehem Planning and Zoning Office.

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 "LI – Light Industrial" District.

SECTION 2. 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:

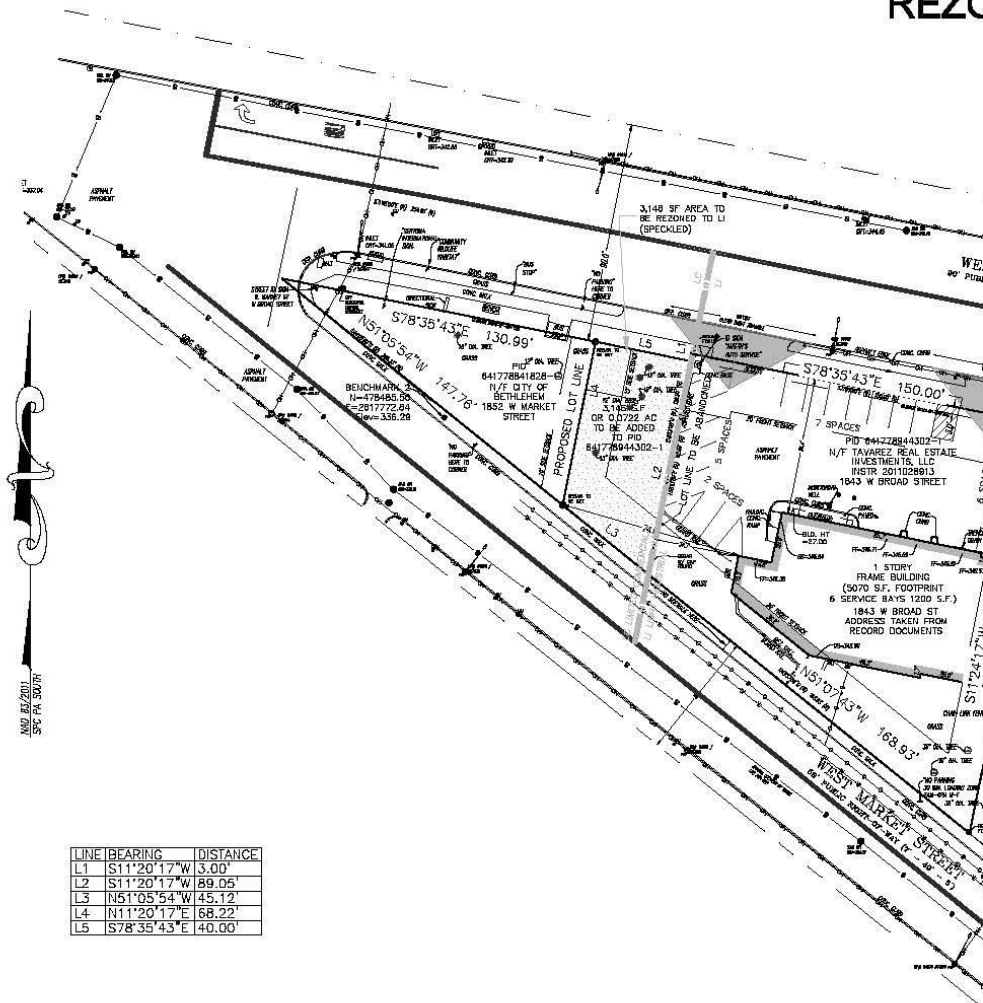
\_\_\_\_\_  
City Clerk

This Ordinance approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor



# 1843 W REZC



### UTILITY NOTES

ONE CALL TICKET NUMBER 20202331796 CALL DATE 08/20/20

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

PPL ELECTRIC UTILITIES  
ADDRESS: 827 HAUSMAN ROAD, ALLENTOWN, PA 18104-8382  
PHONE: 1-800-342-5775

BETHLEHEM DEPARTMENT OF WATER AND SEWER  
ADDRESS: 10 E CHURCH STREET BETHLEHEM, PA 18018  
PHONE: NON-EMERGENCY 610-865-7207, EMERGENCY 610-865-7077

SERVICE ELECTRIC CABLE TV & COMMUNICATIONS  
ADDRESS: 2260 AVE. A, BETHLEHEM, PA 18017  
PHONE: NON-EMERGENCY 610-865-9100, EMERGENCY 570-825-8508

RCH TELECOM SERVICES, LLC  
ADDRESS: PRESIDENT PLAZA, 196 VAN BUREN STREET, SUITE 300, HERNDON, VA 20170  
PHONE: NON-EMERGENCY 609-734-3700, EMERGENCY 1-800-748-4726

UGI ENERGY SERVICE  
ADDRESS: P.O. BOX 13009, READING, PA 19612-3099  
PHONE: NON-EMERGENCY 1-800-276-2722, EMERGENCY (800)-276-2722

VERIZON  
ADDRESS: ONE VERIZON WAY, BASKING RIDGE, NEW JERSEY 07920, US  
PHONE: NON-EMERGENCY 1.866.406.9290

### ZONING 1852 W BROAD PID 641776841828-1

ZONING CLASSIFICATION: CL "LIMITED COMMERCIAL DISTRICT"

MIN. LOT AREA: 2,000 S.F.  
EXISTING LOT AREA = 7,813 S.F. OR 0.1748 AC  
PROPOSED LOT AREA = 4,468 S.F. OR 0.1028

MIN. LOT WIDTH: 20 FT  
EXISTING LOT WIDTH = 170.99  
PROPOSED LOT WIDTH = 130.99

MIN. FRONT YARD SETBACK = 0 FEET  
N/A NO STRUCTURE

MIN. REAR YARD SETBACK = 10 FEET  
N/A NO STRUCTURE

MIN. SIDE YARD SETBACK = 4 FEET  
N/A NO STRUCTURE

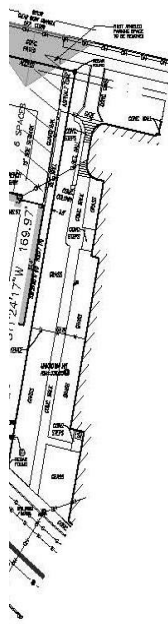
PARKING: 0 SPACES REQUIRED, 0 PROVIDED.

MAXIMUM BUILDING COVERAGE: 80%  
N/A NO STRUCTURE

MAXIMUM IMPERVIOUS COVERAGE = 90% IMPERVIOUS COVERAGE  
EXISTING IMPERVIOUS COVERAGE: 1%  
PROPOSED IMPERVIOUS COVERAGE: 2%

MAX HEIGHT = 5 STORIES OR 60 FEET WHICHEVER IS MORE RESTRICTIVE

# EST BROAD STREET ZONING SITE PLAN



### ZONING 1843 W BROAD PID 641778944302-1

ZONING CLASSIFICATION: LI "LIGHT INDUSTRIAL"

MIN. LOT AREA: 10,000 S.F.  
EXISTING LOT AREA = 19,642 S.F. OR 0.4509 A.C.  
PROPOSED LOT AREA = 22,787 S.F. OR 0.5231 A.C.

MIN. LOT WIDTH: 80 FT  
EXISTING LOT WIDTH = 150 FT  
PROPOSED LOT WIDTH = 150.02 FT

MIN. FRONT YARD SETBACK = 20 FEET  
EXISTING FRONT YARD SETBACK = 56.4' FROM W. BROAD ST.; 15.5' FROM WEST MARKET ST.  
PROPOSED FRONT YARD SETBACK = 56.4' FROM W. BROAD ST.; 15.5' FROM WEST MARKET ST.

MIN. REAR YARD SETBACK = 15 FEET  
N/A

MIN. SIDE YARD SETBACK = 15 FEET  
EXISTING SIDE YARD SETBACK = 3.9 FT\* ON EAST SIDE, 34.7 ON WEST SIDE  
PROPOSED SIDE YARD SETBACK = 3.9 FT\* ON EAST SIDE, 74.9 ON EAST SIDE

PARKING: FOUR SPACES PER EACH SERVICE BAY AND ONE SPACE PER EMPLOYEE  
4 SERVICE BAYS X 4 SPACES PER BAY = 16 SPACES  
11 EMPLOYEES X 1 SPACE PER EMPLOYEE = 11 SPACES  
TOTAL 27 SPACES REQUIRED  
20 PROVIDED

\* EXISTING NON-COMFORMITY  
MAXIMUM BUILDING COVERAGE: 65%  
EXISTING BUILDING COVERAGE: 26%  
PROPOSED BUILDING COVERAGE: 22%

MAXIMUM IMPERVIOUS COVERAGE = 80% IMPERVIOUS COVERAGE  
EXISTING IMPERVIOUS COVERAGE = 75%  
PROPOSED IMPERVIOUS COVERAGE = 70% \*  
\* INCLUDES PROPOSED IMPERVIOUS PAVEMENT AND PROPOSED ASPHALT PAVEMENT

MAX BLD. HEIGHT: 80 FEET  
EXISTING BLD HT = 27 FT

### SITE DATA

**TRACT AREA**  
EXISTING LOT AREAS:  
1843 W BROAD = 19,642 S.F. OR 0.4509 A.C.  
1852 W MARKET = 7,613 S.F. OR 0.1748 AC  
PROPOSED LOT AREAS:  
1843 W BROAD = 22,787 S.F. OR 0.5231 A.C.  
1852 W MARKET = 4,488 S.F. OR 0.1028

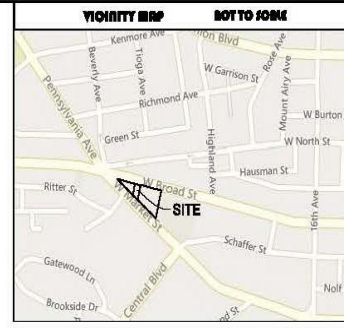
**EXISTING USE:** 1843 W BROAD = AUTO REPAIR GARAGE  
1852 W MARKET = PARK  
**PROPOSED USE:** 1843 W BROAD = AUTO REPAIR GARAGE  
1852 W MARKET = PARK

**EXISTING WATER SUPPLY SERVICE-** CITY OF BETHLEHEM  
**EXISTING SANITARY SEWER SERVICE-** CITY OF BETHLEHEM

**CITY WARD, BLOCK, LOT**  
WARD 13 BLOCK 23, LOT 1 AND 2A  
CITY OF BETHLEHEM, LEHIGH COUNTY, PENNSYLVANIA

**EXISTING ADDRESS**  
641778944302 = 1843 WEST BROAD STREET, BETHLEHEM, PA  
641778941828 = 1852 W MARKET ST, BETHLEHEM, PA

**PROPOSED ADDRESS** SAME AS EXISTING ADDRESSES.



### OWNER 641778841828-1

OWNER-CITY OF BETHLEHEM  
NAME-CITY OF BETHLEHEM  
ADDRESS:10 EAST CHURCH STREET  
BETHLEHEM, PA 18018  
EMAIL: BETHLEHEMSERVICECENTER@BETHLEHEM-PA.GOV  
PHONE:610-865-7000

### OWNER/ DEVELOPER 641778944302-1

OWNER:TAVAREZ REAL ESTATE INVESTMENTS LLC  
NAME:HELSON TAVAREZ  
ADDRESS 184 LLAC DRIVE  
ALLENTOWN, PA 18104  
EMAIL:TAVAREZ.RE@MAIL.COM  
PHONE:610-866-5440

### SOURCE OF TITLE

PARCELID 641778044902-1  
INSTR. 2011020913  
LEHIGH COUNTY, PENNSYLVANIA  
SEPTEMBER 8, 2011

PARCELID 641778841828-1  
DEED BOOK 371 PAGE 600  
LEHIGH COUNTY, PENNSYLVANIA  
MAY 15, 1922

### SITE DATA

1. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN PID 641778944302-1 (WARD 13 BLOCK 23 LOT 1) AND PID 641778841828-1 (WARD 13 BLOCK 23 LOT 2A) IN THE CITY OF BETHLEHEM, LEHIGH COUNTY, PA.  
3,145 S.F. OR 0.0722 ACRES WILL BE SUBTRACTED FROM PID 641778841828 1852 W BROAD (WARD 13 BLOCK 24 LOT 33) AND BE ADDED TO 641778944302 1843 W BROAD (WARD 13 BLOCK 24 LOT 34)
2. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
4. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. COPYRIGHT © 2020, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
7. PARKING PROVIDED -  
-REGULAR = 20 SPACES  
-HANDICAP = 0 SPACES  
TOTAL SPACES PROVIDED = 20
8. ALL PARKING SPACES SHOWN ARE EXISTING.

### FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 420718 3008 E WHICH HAS AN EFFECTIVE DATE OF JULY 16 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DATUM OF FIRM = NAVD 88

TYPE OF SURVEY: 1843 W. BROAD STREET - REZONING



**VALLEY LAND SERVICES, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone: (610) 365-2907  
Fax: (610) 365-2958

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS TO BE SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ACCESS, ETC.

NOT VALID UNTIL SEALED

**GREGORY O. NOLL**  
720828787A (PROFESSIONAL LAND SURVEYOR 0076904)

THIS CERTIFICATE IS MADE TO BEYOND DUBIT FOR THE PURPOSE AND FOR PROOF OF BEING DELIVERED PROPERLY BY THE LAND SURVEYOR. IT IS SUBJECT TO BE REVOKED BY THE BOARD OF SURVEYING AND MAPS OF THE COMMONWEALTH OF PENNSYLVANIA. IT IS NOT VALID UNLESS IT IS SIGNED BY THE SURVEYOR AND THE BOARD OF SURVEYING AND MAPS.

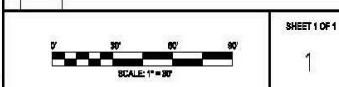
SITE ADDRESS: 1843 W BROAD ST &  
CITY OF BETHLEHEM  
LEHIGH COUNTY, PA

CLIENT: TAVAREZ REAL ESTATE

JOB NO: V20-0160 DRAWN BY: IND./HND APPROVED BY: GCL

DATE: OCTOBER 5, 2020

No.	DATE	DESCRIPTION
1	2-21	REVISED AS PER COMMENT LETTER



SHEET 1 OF 1

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