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

*Admitted in New York

December 30, 2024

VIA EMAIL AND HAND DELIVERY

City Clerk
Bethlehem City Council
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

Re: Petition for Amendment to City of Bethlehem Zoning Ordinance/Map
11 West Garrison Street (PIN P6NEW1A-25-13-0204)
15 West Garrison Street (PIN P6NE1A-25-12-0204)

Dear Sir or Madam:

On behalf of BPG INVESTMENTS II LLC, enclosed please find a Petition for Amendment to the City of Bethlehem Zoning Ordinance for a map change. This petition is submitted in accordance with Section 1326.01 of the Zoning Ordinance and includes metes and bounds descriptions of the parcels to be rezoned. A check in the amount of \$200.00 payable to the City of Bethlehem for the filing fee is enclosed. Additionally, ten (10) large site plans and preliminary plans for land development are included herewith.

The petitioner is seeking to change the zoning designation on 11 West Garrison Street (PIN P6NEW1A-25-13-0204) and 15 West Garrison Street (PIN P6NE1A-25-12-0204) from the current RT- High Density Residential District to CB-Central Business District. The petitioner is seeking to change the zoning on these parcels to match adjacent parcels it owns for purposes of the construction of a mixed-use land development project. The petitioner will be proposing a land development plan to consolidate the parcels and for construction of a 70-unit apartment building with commercial/retail spaces on the first floor.

Kindly notify me of the costs for advertising and publishing the legal notice of this Petition and the public hearing, and I will issue a check for the payment of those costs in accordance with Section 1326.02(d) of the Zoning Ordinance.

Bethlehem City Council
December 30, 2024

Kindly return a time-stamped copy of the Petition to me as confirmation of the receipt of the Petition by your office. Additionally, kindly provide notice of the date and time of the hearing on the Petition and any other meetings at which the Petition will be on the agenda, including the Planning Commission.

Should you have any questions, or require any additional information please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Recchiuti", with a long horizontal flourish extending to the right.

Michael D. Recchiuti

MDR/bm
cc: Gabe and Drew Moyer (via email)
Encs.

PETITION FOR BPG INVESTMENTS II LLC FOR AMENDMENT

TO THE CITY OF BETHLEHEM ZONING ORDINANCE

BPG INVESTMENTS II LLC (“Petitioner”), by and through its attorney Michael D. Recchiuti, Esquire of Kolb, Vasiliadis, Florenz & Recchiuti, LLC, respectfully submit this petition for a revision to the zoning map of the City of Bethlehem, as more full set forth herein:

1. Petitioner is BPG INVESTMENTS II LLC, a Pennsylvania limited liability company with a registered office located at 24 West Broad Street, Bethlehem, PA 18018 and the owner of the parcels located at 11 West Garrison Street (PIN P6NEW1A-25-13-0204) and 15 West Garrison Street (PIN P6NE1A-25-12-0204), which are more particularly described in Exhibits A and B, attached hereto (hereinafter “subject properties”).
2. The subject properties are presently in the RT-High Density Residential District zoning district.
3. The subject property at 15 West Garrison Street is currently used for single family residential housing, while the subject property at 11 West Garrison Street is currently a 2 unit building.
4. Petitioner is also the owner of adjacent parcels located at 14 West North Street (PINP6NE1A-25-18-0204), 701 North New Street (PINP6NE1A-25-17-0204), 707-709 North New Street (PINP6NE1A-25-16-0204), 713 North New Street (PINP6NE1A-25-15-0204), 715 North New Street (PINP6NE1A-25-14B-0204), 717 North New Street (PINP6NE1A-25-14A-0204) and 719 North New Street (PINP6NE1A-25-14-0204), which parcels are all located in the CB-Central Business District zoning district.
5. Petitioner requests that City Council amend the zoning map for the City of Bethlehem to change the zoning of the subject properties from the current RT- High Density Residential District to CB-Central Business District to match Petitioner’s adjacent parcels.

6. Petitioner is planning to present a subdivision and land development plan to consolidate the subject properties together with the other parcels it owns to form one parcel and is proposing to build a 70-unit mixed use apartment building with first floor commercial uses on North New Street on the consolidated parcels. Copies of the preliminary plans are included in the submission package.
7. The RT zoning does not permit a mixed-use development, but the CB zoning already allows for the proposed mixed-use development.
8. The proposed map change would allow Petitioner to utilize the subject properties for the proposed mixed-use development.
9. The subject properties were in the CB-Central Business District prior to April 2005, when they were changed to their current zoning.
10. The proposed amendment to the zoning map is in accordance with the spirit and intent of the City of Bethlehem's Comprehensive Plan in that it would encourage mixed-use development and promote economic growth in an area suitable for commercial uses.
11. The proposed amendment would also improve land use efficiency to allow for a higher-density, mixed-use development that better utilizes the land.
12. The proposed amendment would also be consistent with the City of Bethlehem's Opening Doors study, which indicated a need for residential development in the City of Bethlehem, and proposed rezoning as one of the methods to create new development.
13. The petitioner does not believe the proposed amendment will have any adverse effect on the surrounding neighborhood or community, nor any environmental impact.

WHEREFORE, Petitioner respectfully requests that the City Council for the City of Bethlehem revise the City's Zoning Map by amending the Zoning Map by reclassifying the


subject properties from the RT- High Density Residential District to CB-Central Business District.

Respectfully submitted,

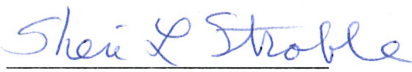
BPG INVESTMENTS II LLC

By: 
Drew Moyer, Member

By: 
Gabe Moyer, Member


Michael D. Recchiuti, Esquire
Attorney for Petitioner

Sworn to and subscribed
Before this 27th day of
December, 2024.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Sheri L. Stroble, Notary Public
Northampton County
My commission expires May 12, 2027
Commission number 1111705
Member, Pennsylvania Association of Notaries

Area of Rezoning Request
(High Density Residential to Central Business District)
City of Bethlehem
Ward 9, Block 1A
Northampton County
11 West Garrison Street

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a plan prepared by Kenneth R. Hahn R.S. Drawing No. 81-151, dated July 22, 1981, known as 11 West Garrison Street, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of West Garrison Street, (50 feet wide), said point being located 90 feet westerly of the west side of North New Street;

THENCE extending along the northerly property line of land now or late Edward Menner, North 85 degrees 00 minutes West, 30.00 feet to a point;

THENCE extending along the easterly property line of land now or late W. J. Shennan, North 5 degrees 00 minutes East, 68.00 feet to a point on the southerly right-of-way line of West Garrison Street;

THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 30.00 feet to the place of BEGINNING.

CONTAINING 2,040 square feet.

Subject to any pertinent facts that a title search might disclose.

EXHIBIT A

Area of Rezoning Request
(High Density Residential to Central Business District)
City of Bethlehem
Ward 9, Block 1A
Northampton County
15 West Garrison Street

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton Commonwealth of Pennsylvania, known as 15 West Garrison Street, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of West Garrison Street, (50 feet wide), said point located 120 feet westerly of the west side of North New Street;

THENCE extending along the westerly property line of land now or late Nelson Keat and wife, South 5 degrees 00 West, 32.50 feet to a point;

THENCE extending along the northerly property line of Lot 17 West North Street, North 85 degrees 00 minutes West, 32.50 feet to a point;

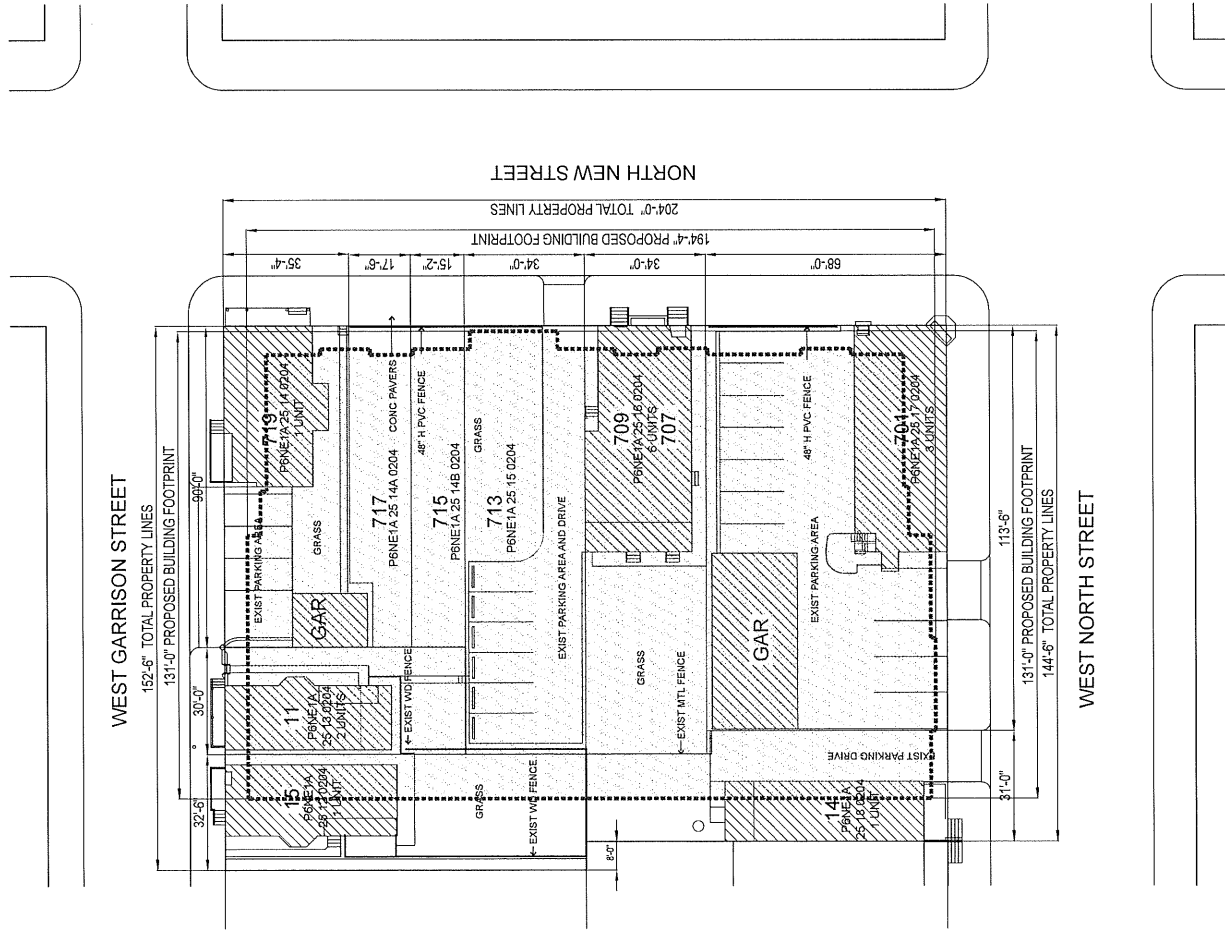
THENCE extending along the easterly property line of land now or late Mary E. Wilbur and Catherine J. Heller, North 5 degrees 00 minutes East, 102.00 feet to a point on the southerly right-of-way line of West Garrison Street;

THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 32.50 feet to the place of BEGINNING.

CONTAINING 3,315 square feet.

Subject to any pertinent facts that a title search might disclose.

EXHIBIT B



LEGEND

EXISTING BUILDINGS TO BE REMOVED

PROPOSED NEW BUILDING FOOTPRINT

NOTE: ENTIRE SITE TO BE CLEARED AS FOR NEW BUILDING DEVELOPMENT

EXISTING ZONING:

PROPERTIES ZONED CB-CENTRAL BUSINESS DISTRICT

14 WEST NORTH STREET - 2,842 SF (0.652 ACRES)

701 NORTH NEW STREET - 7,752 SF (0.178 ACRES)

717 NORTH NEW STREET - 1,350 SF (0.031 ACRES)

715 NORTH NEW STREET - 1,350 SF (0.031 ACRES)

713 NORTH NEW STREET - 4,000 SF (0.092 ACRES)

715 NORTH NEW STREET - 1,350 SF (0.031 ACRES)

717 NORTH NEW STREET - 1,350 SF (0.031 ACRES)

719 NORTH NEW STREET - 3,328 SF (0.076 ACRES)

PROPERTIES ZONED RT-HIGH DENSITY RESIDENTIAL DISTRICT

11 WEST GARRISON STREET - 2,040 SF (0.046 ACRES)

15 WEST GARRISON STREET - 3,365 SF (0.077 ACRES)

CURRENTLY 92% OF THE PROPERTY IS ZONED CB

PROPOSAL IS TO MERGE THE PROPERTIES INTO A SINGLE PARCEL ZONED CB-CENTRAL BUSINESS DISTRICT

SITE AREA = 29,708 SF (0.6820 ACRES)

PROPOSED BUILDING AREA FOOTPRINT = 44,22,695 SF

PROPOSED BUILDING TOTAL AREA (ALL FLOORS) = 44,112,516 SF

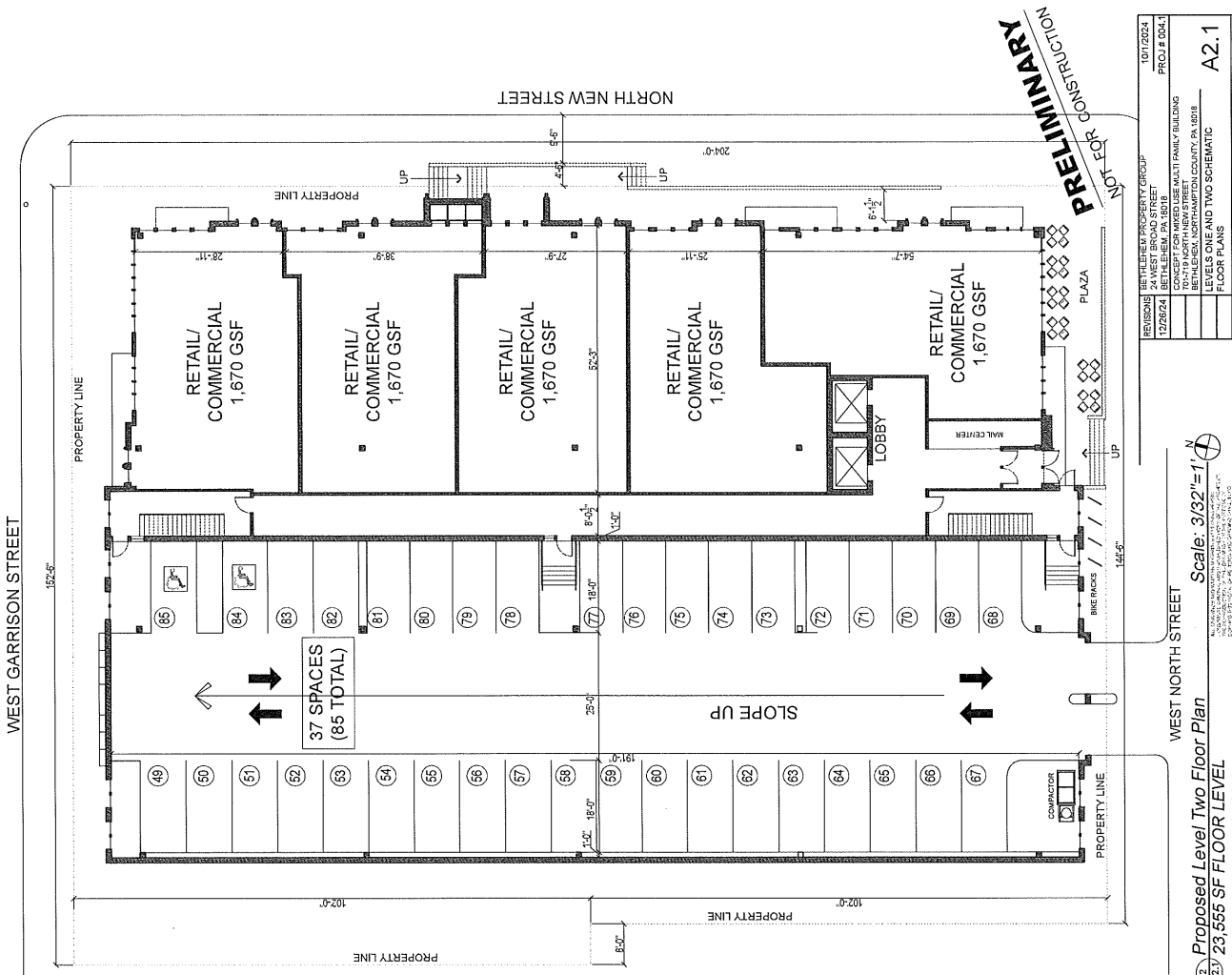
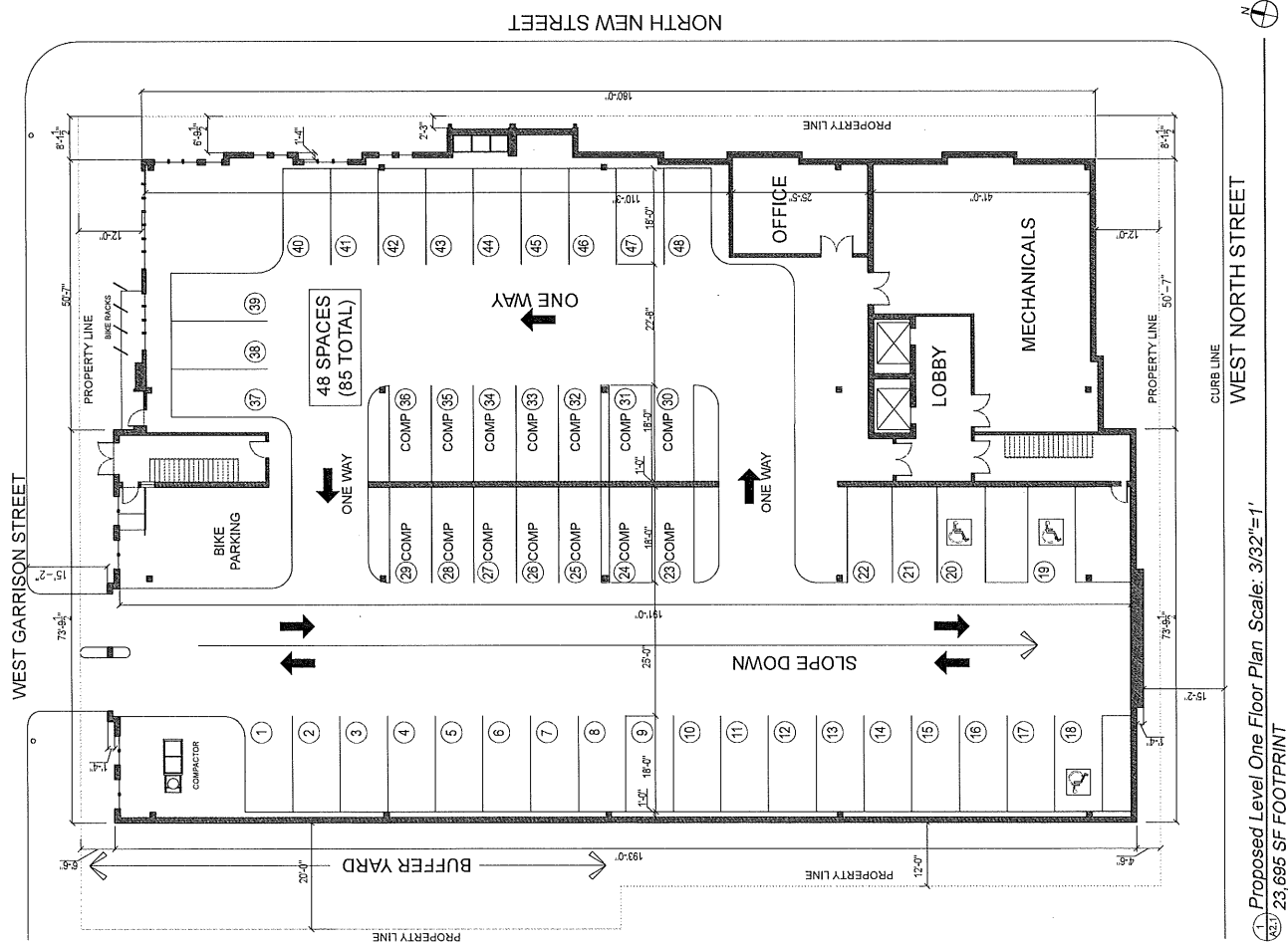
PRELIMINARY

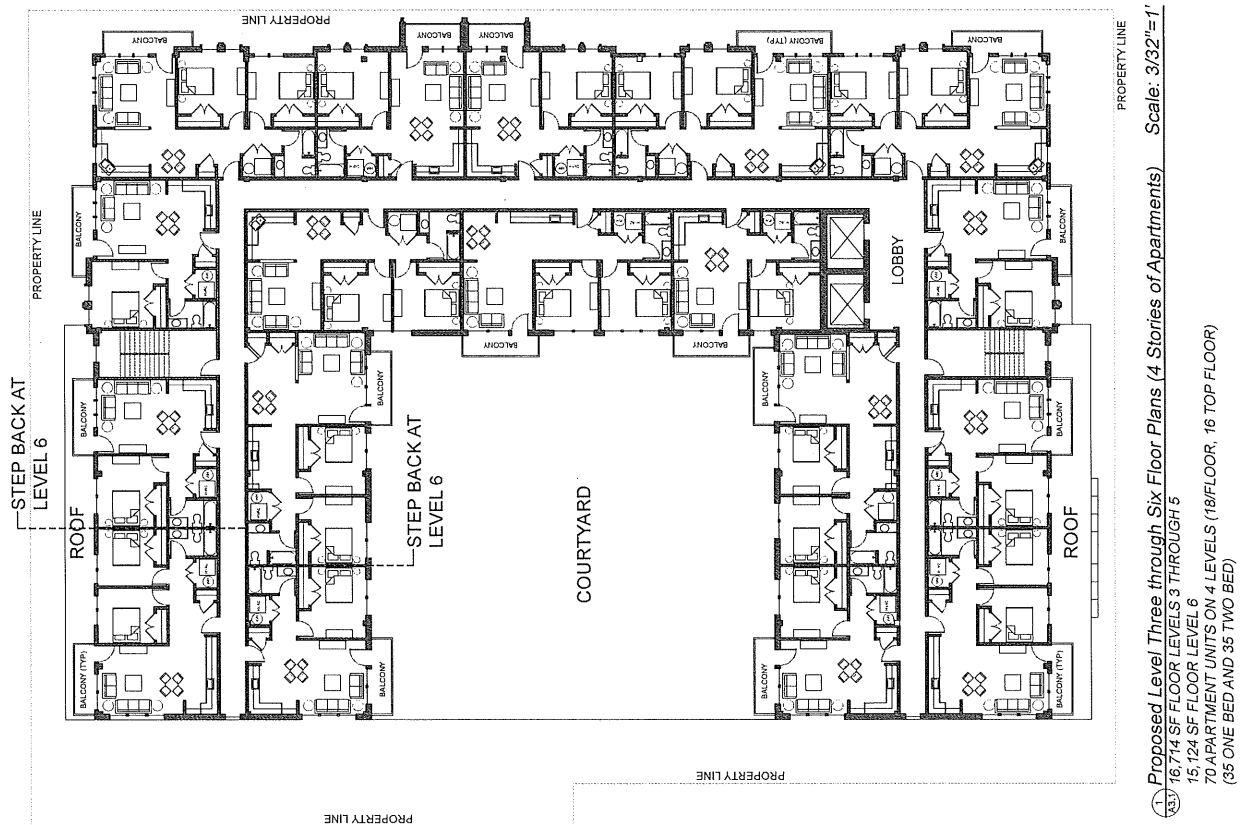
NOT FOR CONSTRUCTION

REVISIONS	BETHLEHEM PROPERTY GROUP	10/12/2024
12/28/24	BETHLEHEM, PA 18015	PROJ # 0041
	15 WEST GARRISON STREET	
	701 NORTH NEW STREET	
	BETHLEHEM, NORTHAMPTON COUNTY, PA 18015	
	SCHMATIC SITE INFORMATION	A1.1
	ENTROPY	ARCHITECTURE PLANNING DESIGN
	VINCENT PARACOLL, LLC	1775 COASTAL PI, 2ND FLOOR
	PHILADELPHIA, PA 19103	ALLEN, PA 19103

Existing Schematic Site Plan with Proposed Building Overlay

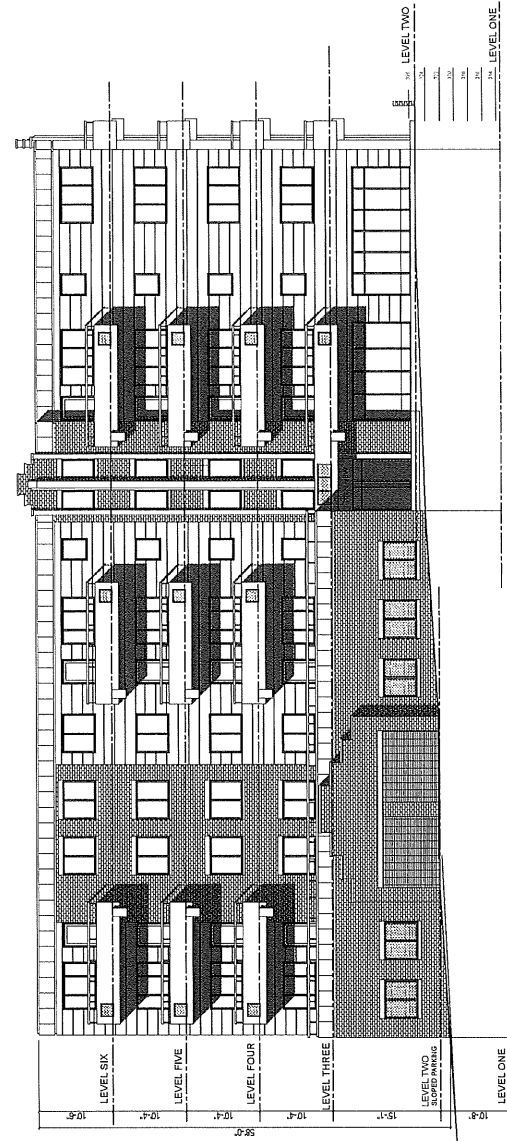
Scale: 1/16"=1'



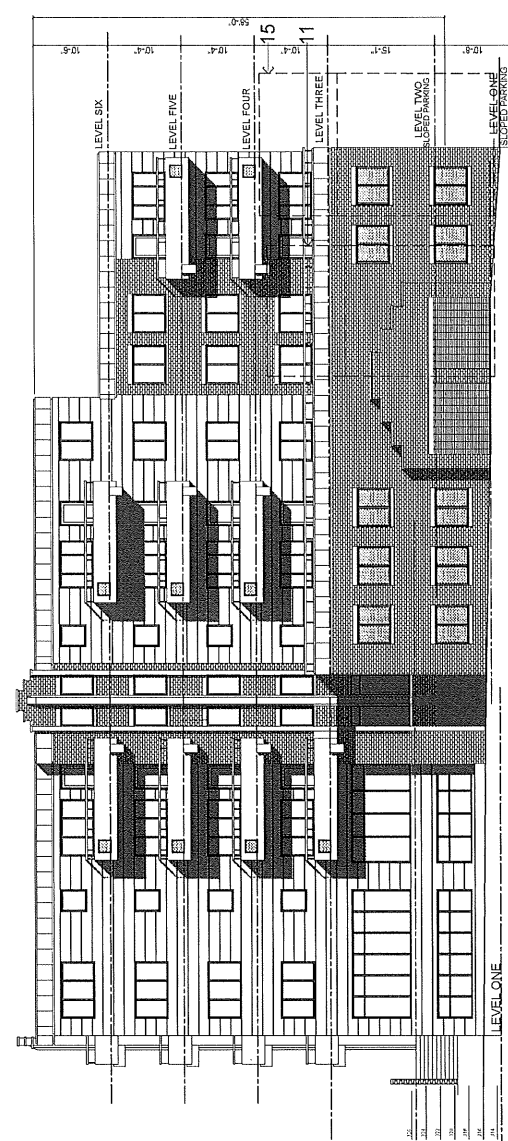


1. Proposed Level Three through Six Floor Plans (4 Stories of Apartments) Scale: 3/32"=1'

16,714 SF FLOOR LEVELS 3 THROUGH 5
 15,124 SF FLOOR LEVEL 6
 70 APARTMENT UNITS ON 4 LEVELS (18/FLOOR, 16 TOP FLOOR)
 (35 ONE BED AND 35 TWO BED)



2. Proposed South Elevation (Along West North Street) Scale: 1/8"=1'



3. Proposed North Elevation (Along Garrison Street) Scale: 1/8"=1'

101/2024
 PROJ # 001
 12/20/24
 151018
 7019 NORTH NEW STREET
 BETWEEN NORTHAMPTON COUNTY PA 15108
 LEVELS 3-6 SCHEMATIC FLOOR PLANS
 SIDE ELEVATIONS
 A3.1
 PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS
 101/2024
 12/20/24
 151018
 7019 NORTH NEW STREET
 BETWEEN NORTHAMPTON COUNTY PA 15108
 LEVELS 3-6 SCHEMATIC FLOOR PLANS
 SIDE ELEVATIONS
 A3.1
 PRELIMINARY
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ENTROPY
 ARCHITECTURE
 151018
 7019 NORTH NEW STREET
 BETWEEN NORTHAMPTON COUNTY PA 15108
 LEVELS 3-6 SCHEMATIC FLOOR PLANS
 SIDE ELEVATIONS
 A3.1
 PRELIMINARY
 NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION
PRELIMINARY

ENTROPY
CONSULTING LLC
VINCENT MARUCCI, AIA
E: VINMARUCCI@ENTROPYCONSULTING.NET
ARCHITECTURE PLANNING DESIGN
1574 CALSQUILLA RD., #200
ALLENSTOWN, PA 18109