

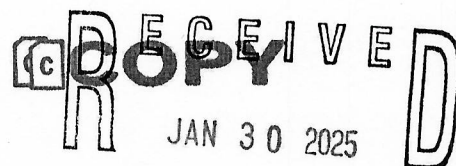
CITY LINE PLAZA, SUITE 106
2005 CITY LINE ROAD
BETHLEHEM, PA 18017
P. 610-867-3900
F. 610-867-9727

B&T
BENNER | TROVATO
ATTORNEYS AT LAW

DENNIS E. BENNER PA
GARRETT R. BENNER PA
BRANDON M. BENNER PA
FRANK J. TROVATO PA & NJ
PAUL J. BENDER PA & NJ

January 29, 2025

City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018



Attn: City Clerk

OFFICE OF CITY CLERK

RE: *Citizen Petition to Rezone 8th Avenue & Martin Court*

To Whom It May Concern:

Please find enclosed Citizen's Petition to Rezone Property at the above location. Also included is the required Certificate of Ownership, Metes and Bounds Description, 10 copies of the Site Plan for the area to be rezoned, and a check in the amount of \$200.00 for the Application Fee.

Please process in your normal manner. If there are any questions feel free to contact me.

Very truly yours,

Dennis E. Benner

DEB\lfj
Enclosure\stated
cc: Laura Colline
lcollins@bethlehem-pa.gov

**CITIZEN PETITION FOR REZONING
ON BEHALF OF DB3, LLC AND DB6, INC.**

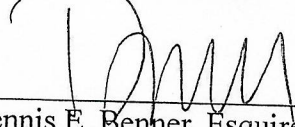
**TO: THE HONORABLE MEMBERS OF CITY COUNCIL
OF THE CITY OF BETHLEHEM**

Pursuant to Article 1326 of the Bethlehem Zoning Code let this Petition serve as a request to rezone parcel 642811698449-6 owned by DB6, Inc. and part of Parcel 642811001173-1 owned by DB3, LLC (1.070 acre tract) as set forth on the attached Exhibit "A" from a CMU Zoning District to a CS Zoning District.

The intended use for the request is to build an upscale car wash and/or a restaurant. Since the initial CMU designation, the land area has changed to a more commercial area. It is Petitioner's belief this request will not cause any adverse harm to adjoining properties.

Applicant further agrees to be financially responsible for all costs associated with this request.

Respectfully submitted,



Dennis E. Benner, Esquire
Attorney for DB3, LLC
and DB6, Inc.

Dated: January 25th, 2025

CERTIFICATE OF OWNERSHIP

I, **DENNIS E. BENNER**, hereby certify that I am the sole owner of both DB3, LLC and DB6, Inc., applicants for a Citizens Zoning Change Petition with the City of Bethlehem.

WITNESS:

Rozie Heffentrager

DB3, LLC

By: [Signature]

Dennis E. Benner, Member

ATTEST:

By: Rozie Heffentrager

DB6, INC.

By: [Signature]

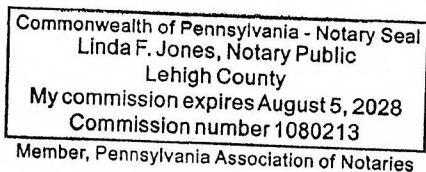
Dennis E. Benner, President

Commonwealth of Pennsylvania)

County of Lehigh)

On this the 28th day of January, 2025, before me, a notary public, the undersigned officer, personally appeared **DENNIS E. BENNER**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



[Signature]
Notary Public



Exhibit

Area of Rezoning Request
Lands owned by DB3, LLC
Lehigh County Tax Parcel Number F11SW4b-5-2
City of Bethlehem, Lehigh County, Pennsylvania

All that certain lot, area or parcel of land located on the north side of Martin Court, east of lands now or former of 23 Just Road I, LP, south of lands now or former of DB3, LLC and west of 8th Avenue, in the City of Bethlehem, County of Lehigh, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the centerline intersection of 8th Avenue and Martin Court, thence;

1. In a westerly direction +/- 310' along the centerline of Martin Court to a point, thence;
2. In a northerly direction +/-395' along lands now or former of the following; 23 Just Road I, LP, Kenneth Reber, William Ferry, and Helen Balik to a point, thence;
3. In a easterly direction +/- 196' along lands now or former of DB3, LLC to a point, thence;
4. In a southerly direction +/-83' along the same to a point, thence;
5. In a easterly direction +/- 305' along the same to a point, thence;
6. In a southerly direction +/- 340' along the centerline of 8th Avenue to the aforementioned point of beginning.

CONTAINING approximately 4.2 acres of land more or less.

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