



CITY OF BETHLEHEM

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BUREAU OF PLANNING AND ZONING

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November 5, 2021

Zoning Hearing Board Members
City of Bethlehem
10 E. Church Street
Bethlehem, PA

RE: **(21-005 Site Plan Review) – 21070010 – 3410-3412 LINDEN STREET– SITE PLAN REVIEW – Ward 14, Zoned RG, plan dated October 11, 2021**

Dear Zoning Hearing Board Members:

The purpose of this letter is to provide overall planning and guidance to the Zoning Office and Zoning Hearing Board. The project will be reviewed at the November 17, 2021 Zoning Hearing Board meeting. Per Zoning Ordinance Section 1322.01 and 1322.02, Site Plan Review, the Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board . . . because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to engineering details required under any later land development plan process.

At the Zoning Hearing Board's request, the plan was tabled for revisions. Comments regarding the revised plan, which propose a 3 story apartment building with parking relocated to the rear of the lot are as follows:

1. The relocation of the parking lot to the rear of the building was recommended by the Planning Commission and is shown on the plan.
2. The parking lot must be lit, therefore a solid fence must be erected at rear to prevent light from spilling over onto adjacent lots, if the lighting plan indicates spillover. (Sec. 1318.25)
3. The width of the 2 way driving aisle must be shown at rear.
4. A pedestrian striped walkway shall be added to the parking lot area of the plan connecting the private walkway to the sidewalk surrounding the building.

Please consider these comments at your November 11, 2021 meeting.

Sincerely,

A handwritten signature in blue ink that reads "Tracy E. Samuelson". The signature is fluid and cursive.

Tracy E. Samuelson
Assistant Director of Planning and Zoning

Cc: Alain Aoun