

# CITY OF BETHLEHEM

## Department of Community and Economic Development Interoffice Memo

**To:** Planning Commission  
**From:** Tracy E. Samuelson, Planning and Zoning Bureau  
**Re:** SALDO Waiver Request for parking spaces at 1429 Fritz Drive  
**Date:** June 5, 2020

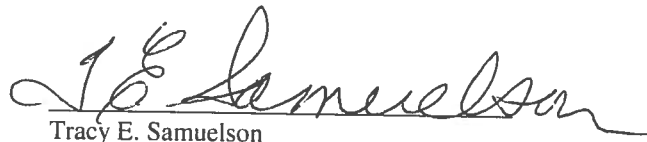
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The Bethlehem Housing Authority is proposing to construct nine (9) parking spaces and an access driveway between a multifamily building and the front street line of Pembroke Road, an arterial street.

The developer is requesting a waiver to Section 1311.08.a of the Zoning Ordinance regarding the prohibition of new off street parking spaces placed between a principal building and the curb line of an arterial street such as Pembroke Road. The property is located in the RT Zoning District and must comply with all design standards found in Article 1311 of the Zoning Ordinance.

Article 1308.01.c of the Zoning Ordinance, Modifications, permits the Planning Commission to consider variances or waivers to the requirements of this Article in accordance with Article 1351.03, Variances, of the Subdivision and Land Development Ordinance (SALDO). Variances or waivers can be granted when practical difficulties result from strict compliance with the regulations. As stated in the Bethlehem Housing Authority letter dated April 29, 2020, when the Pembroke public housing project was built in 1942, parking was not a concern since most residents did not own an automobile. Currently, most residents own a vehicle and families often own more than one vehicle. Three parking lots are proposed on the overall project site. Due to the lack of available vacant land and the intent to place all the proposed parking lots where they will get the greatest usage, there are no other options but the 9 space lot abutting Pembroke Road located on the south side of the proposed one way driveway onto Pembroke. The north side of the proposed driveway entering Pembroke Road contains steeper slopes and is not conducive to the creation of parking spaces. The majority of the multifamily buildings fronting on Pembroke Road do not have any parking spaces between the buildings and the street. Also, directly across Pembroke Road multiple businesses have parking lots between their businesses and the front curb line.

For these reasons, the Planning Bureau supports the waiver request.



Tracy E. Samuelson  
Assistant Director of Planning and Zoning

Cc: D. Heller, Curt Kichline









April 29, 2020

City of Bethlehem  
Planning Commission  
10 E. Church St.  
Bethlehem, PA 18018

RE: Pembroke Parking Lot  
Variance

Dear Sir or Madam:

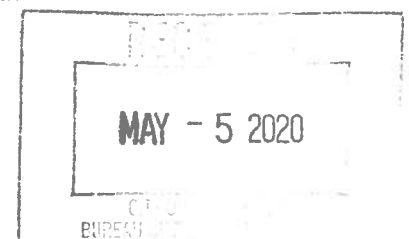
The public housing project known as Pembroke was built in 1942 and is situated along Pembroke Road in the city. Parking was not a concern in 1942 wherein most residents were without an automobile. Today, most residents own a vehicle and it is not uncommon for families to have multiple vehicles. In addition, the law has imposed handicap accessibility requirements on housing facilities, which, depending on where the handicapped spaces are located reduces the number of cars that can park on a given street.

We have included a Pembroke site map showing the buildings with minimal to no on or off street parking in front of their buildings:

Marvine Street – 28 apartments  
Gordon Court – 8 apartments  
Dover Lane – 54 apartments

The off-street parking situation is increasingly problematic giving rise to the proposed creation of 3 new parking lots. One of the proposed lots is situated along Pembroke Road, west of the Fritz Drive intersection. This lot would be situated between a housing building and the curb line of Pembroke Road, in conflict with Section 1311.08(a).

Due to the lack of available undeveloped land and the desire to place the proposed lot where it will get the most usage, there is no other area to place the parking lot. Since Pembroke Road is a state road we have applied and received a Pendot permit for the exit on to Pembroke Road from the new parking lot. Lastly, there are multiple businesses along this section of Pembroke Road that have parking lots located between a building and Pembroke Road.





BETHLEHEM HOUSING AUTHORITY

Since 1939

645 Main Street

Bethlehem, Pennsylvania

18018-3899

(610) 865-8300

TDD (HEARING IMPAIRED) 865-8333

FAX 865-8318

In view of the above, this applicant is seeking variance and/or waiver relief from the Section 1311.08(a) of the City Ordinances and approval of the proposed parking lot expansion for this Bethlehem Housing Authority property improvement.

Find enclosed a Pembroke site plan, the construction site plan for the parking lots and a check for \$250.00. Please contact me if you have any questions or need additional information.

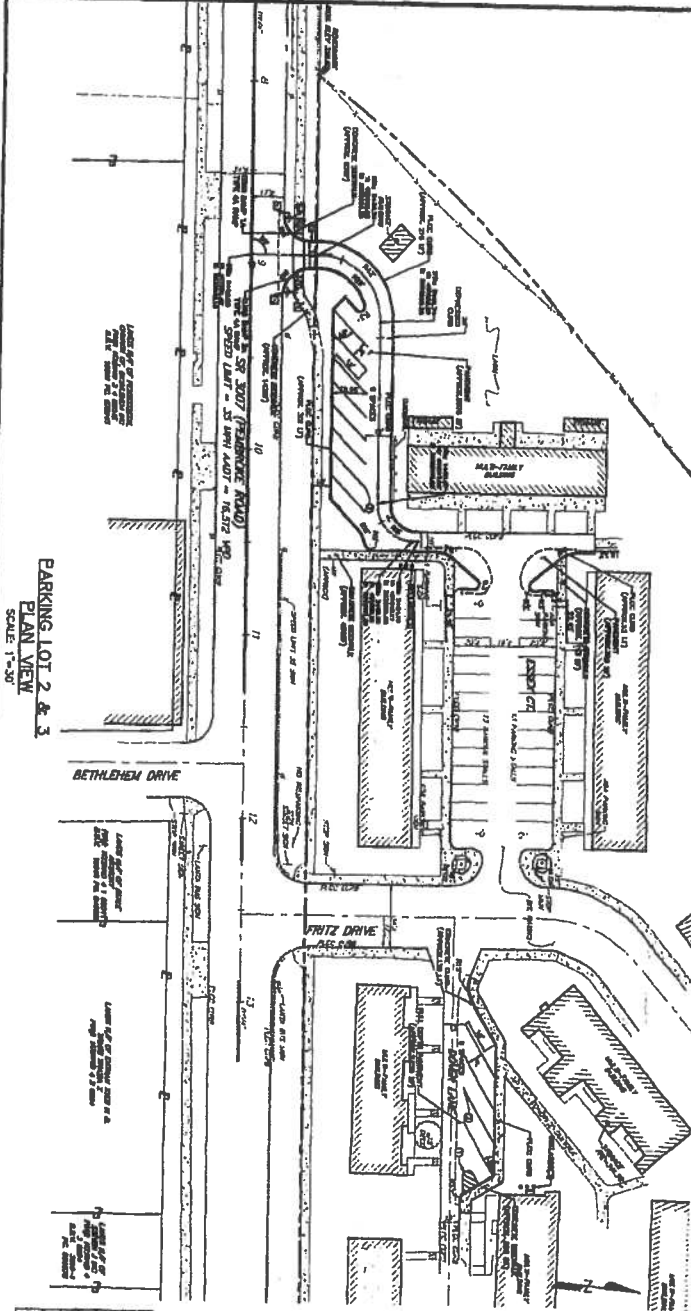
Sincerely,

A handwritten signature in black ink, appearing to read 'Curt Kichline', with a long horizontal flourish extending to the right.

Curt Kichline

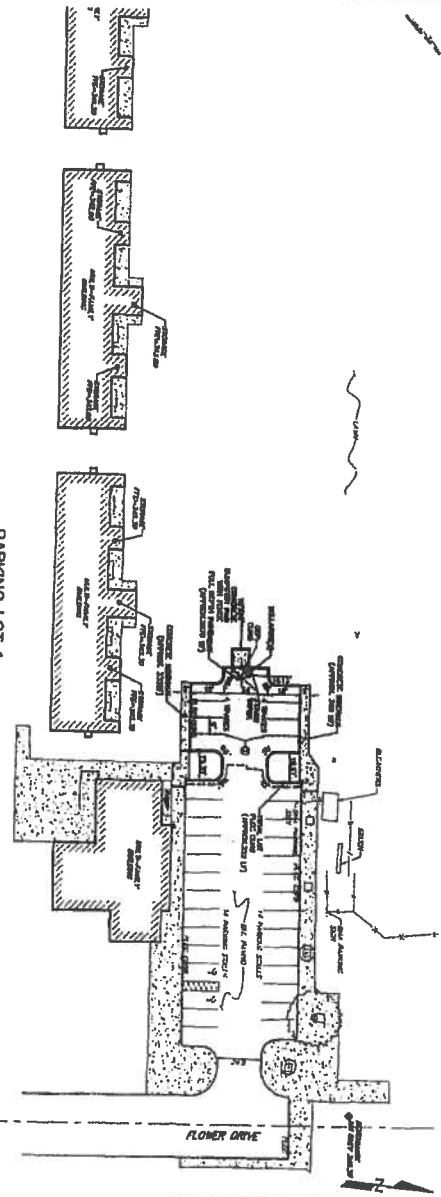
Director of Capital Improvements

CC: J. Schuster  
W. Matz



**PARKING LOT 2 & 3**  
 PLAN VIEW  
 SCALE: 1"=30'

**PARKING LOT 1**  
 PLAN VIEW  
 SCALE: 1"=30'



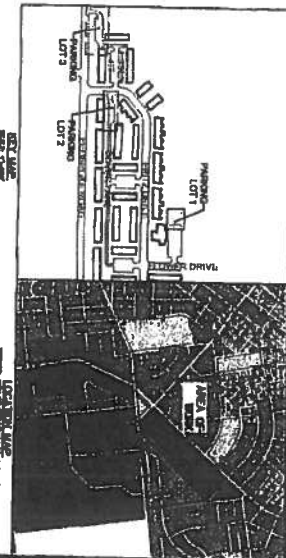
**LEGEND**

SYMBOL	DESCRIPTION
(1)	EXISTING BUILDING
(2)	NEW BUILDING
(3)	EXISTING DRIVE
(4)	NEW DRIVE
(5)	EXISTING PARKING SPACE
(6)	NEW PARKING SPACE
(7)	EXISTING LANDSCAPE
(8)	NEW LANDSCAPE
(9)	EXISTING FENCE
(10)	NEW FENCE
(11)	EXISTING SIGN
(12)	NEW SIGN
(13)	EXISTING LIGHT
(14)	NEW LIGHT
(15)	EXISTING UTILITY
(16)	NEW UTILITY
(17)	EXISTING EROSION CONTROL
(18)	NEW EROSION CONTROL
(19)	EXISTING FLOOD WALL
(20)	NEW FLOOD WALL
(21)	EXISTING CURB
(22)	NEW CURB
(23)	EXISTING SIDEWALK
(24)	NEW SIDEWALK
(25)	EXISTING BIKEWAY
(26)	NEW BIKEWAY
(27)	EXISTING TRAIL
(28)	NEW TRAIL
(29)	EXISTING FENCE
(30)	NEW FENCE

**CONSTRUCTION PLAN**

**PARKING EXPANSION**  
 CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA  
**BETHLEHEM HOUSING AUTHORITY**

**SITE LAYOUT PLAN**



**LEGEND**

SYMBOL	DESCRIPTION
(1)	EXISTING BUILDING
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**acela**  
 architects + engineers

acela architects + engineers, pc  
 4000 Hamilton Road  
 Allentown, PA 18106  
 office: 610.366.4623  
 website: www.acela-engineers.com  
 email: info@acela-engineers.com

SP-1



PEMBROKE

