



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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November 24, 2021

David Ronca
Macada Partners, LLC
276 E. Macada Road
Bethlehem, PA 18017

RE: **(21-006 Site Plan Review) – 21110002 – 1763 MADISON AVENUE– SITE PLAN REVIEW – Ward 14, Zoned RT, plan dated November 4, 2021.**

Dear Mr. Ronca:

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 December 15, 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.

General review comments for consideration are as follows:

1. Two setback variances are being requested before the Zoning Hearing Board: one is a side yard setback deficiency (15' required; 11.4' proposed). The second is a setback deficiency between the building and the parking spaces (15' required; 7.8' proposed). Both are rather minor since the cemetery abuts the deficient side yard and the 15' separation from the parking lot still leaves sufficient room for a walkway and parking spaces.
2. Section 1318.23 requires a 15 foot buffer yard. Section 1318.23(a)(1) allows the Planning Bureau staff to consider a mostly decorative fence or architectural masonry wall with a 2' wide buffer yard where a 15 foot buffer with planting screen is not possible. The applicant must provide a solid fence design with a 2' vegetated planting row at the southern property line. Submit fencing and planting plans for review and approval.

This plan will be placed on the December 9, 2021 Planning Commission agenda.

Sincerely,

A handwritten signature in blue ink that reads "Darlene Heller".

Darlene L. Heller
Director of Planning and Zoning

Cc: B. Yandem M. Halbfoerster
A. Rohrbach G. Cryder
C. Peiffer C. Baer
T. Wells S. Walsh, Dynamic Engineering

Enclosures

Additional Comments Related to the Overall Land Development

ENGINEERING

Public Works – Engineering

1. Existing and proposed features, including, but not limited to, utilities and trees, shall be shown.
2. Existing and proposed lot monuments/iron pins shall be shown.
3. Ward and Block information shall be shown. The project is located in Ward 14 Block 45.
4. Existing and proposed impervious coverage areas shall be shown. A stormwater fee will be required for increase in impervious area.
5. Stormwater flow shall not be directed toward the neighboring property and shall drain toward the street.
6. Deed/legal descriptions for the existing lots and proposed lot shall be submitted for City review.
7. Provide proof that Memorial Cemetery has agreed to the development taking the full unopened ROW of Memorial Ave.
8. A Legal description of the proposed driveway access easement shall be submitted for review. The developer will be responsible for recording this easement and providing proof of recording to the City.
9. The existing laterals for the house at 1763 Madison Ave must be cut and capped at the main.
10. Sidewalk shall be extended along the entire Madison Avenue frontage. Any deficient and patched sidewalk shall be replaced at the time of construction, this includes sidewalk not compliant with ADA regulations. This shall be noted on the plans.
11. In accordance with Ordinance No. 4342, at the execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
12. A 10' drainage and utility easement is required along the sides and rear of the property. The following note shall be added to the plans:
 - a. The drainage easement provides for the flow of storm water across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of storm water, and any such proposed provision shall be approved in writing by the City Engineer.
13. The following notes are required on the land development plans:
 - a. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
 - b. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
 - c. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
 - d. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

14. This Site Plan lacks much of the information necessary for a thorough engineering evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

Public Works – Traffic

1. Trip generation calculations shall be submitted.
2. Further comments will be provided with a full Land Development Plan.

Public Works – Lighting

1. Provide a lighting design drawing showing the illumination of the parking area and the entrance to the unit.
 - a. Include the spec sheet information on the fixtures to be used. Please include the mounting heights of the lights and the foot candle on the parking lot surface. The design must include the shielding of any light fixtures to eliminate light trespassing onto the adjoining property while lighting the parking lot.

RECYCLING

1. Site plan shows a trash enclosure on site. However, property owner must take into consideration that recycling services will need to be provided at this address. Points to consider include:
 - a. Proper storage area for both trash and recycling materials
 - b. Indicate if recycling materials be stored inside or outside.
 - c. Vehicle access to storage area.
 - d. Illustrate on drawings where actual recycling collection area will be located if outside. Drawings to include dimensions of proposed area.

FIRE

1. See attached comments.

ZONING

1. 1322.02(c)(1)(i) Correct the Statement of proposed use to include, “construct a three-story structure containing 12 multi-family dwellings, a 24 car parking lot, site appurtenances and landscaping”.
2. 1322.02(d)(2) Building Arrangement, Sheet 1 of 3, Sketch Plan, neighborhood context includes one and one half story and two and one half story residential structures fronting Madison Avenue. The Applicant shall consider modifications to the front façade (facing Madison Avenue) to decrease the massing by varying façade materials and providing a visual and physical break between the second and third floors.
3. Sheet A-1, Preliminary Exterior Elevations. Ref. Section 1302.17, Building, Front of. “The wall of a building most nearly parallel with and adjacent to the front of the lot on which it is situated”, and Section 1311.05(a) “A new principal non-residential, multi-family, or mixed use building shall not have a front façade comprised of more than 33 percent vinyl or aluminum siding”. The front façade facing Madison Avenue is comprised of all vinyl siding and the Applicant shall modify the façade materials to comply with this section. See also Sections 1311.10(f)(g)(h).
4. Sheet 1, Sketch Plan, Note 7, Proposed Use, correct from less than 3-1/2 stories to more than 2-1/2 stories.
5. Sheet 1, Sketch Plan, Zoning Dimensional Chart, Maximum Building Length, Required Column, correct from 200’ to 180’, and Maximum Building Height, Required column, correct from 35’ to 40’.
6. Sheet 1, Sketch Plan, provide for bicycle parking, Ref. Section 1319.02(o).

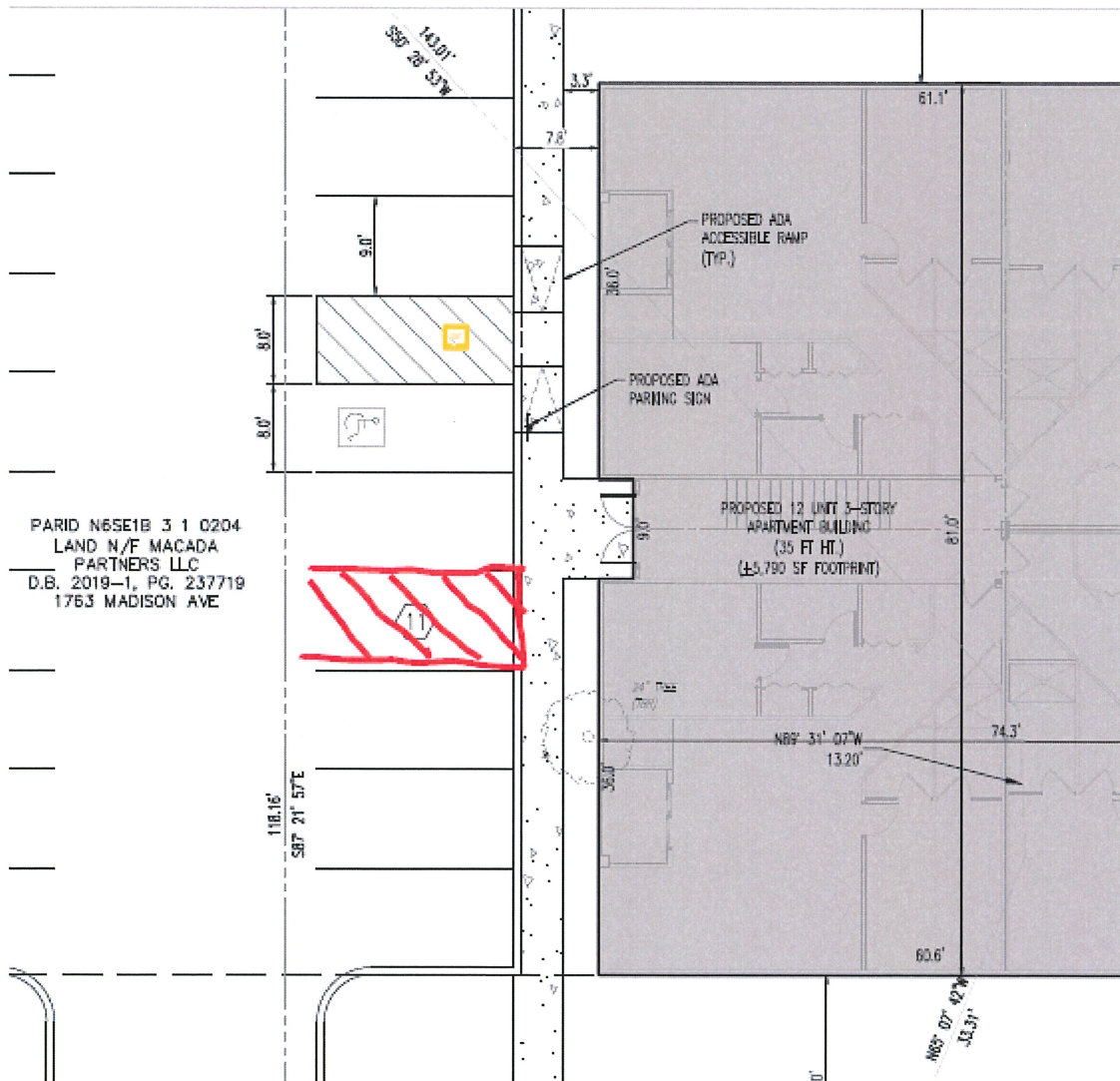
GENERAL

1. A recreation fee of \$1500 per dwelling unit (\$187,000) will be required at the Land Development stage prior to completion of a developer’s agreement.

Fire Site Plan Review - 21-006 1736 Madison Ave.

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. (See attached turning radius information for our largest vehicle.) Please submit a turning plan.
2. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.) At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)

**per our email and discussion on 11/10/21, the building will be over 30' and as such require the 26' drive aisle capable of accommodating a ladder truck. The approved Fire Department Access will be in the parking lot. Modification to the submitted parking lot plan is required, however final approval for Fire Department Access can be handled later on during development as only a parking space modification is required.*



3. The architect/engineer must confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps. {See attached A2 Main Print for vehicle dimensions} (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
4. Contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question reference Fire Code requirements.