

# CITY OF BETHLEHEM

## Department of Planning and Zoning

### Interoffice Memo

**TO:** Planning Commission Members  
**FROM:** Tracy E. Samuelson, Planning and Zoning Bureau  
**RE:** Modifications Request at 130 W. Goepp Street  
**DATE:** January 5, 2022

Waivers/modifications are being requested in accordance with Article 1311.01.c of the Zoning Ordinance. This section permits the Planning Commission to allow flexible design standards and to grant modifications to the standards in the Zoning Ordinance for properties located in the High Density Residential (RT) Zoning District. Approvals for waivers/modifications are based on the existing site conditions, the proposed use, hardships, dimensional requirements, or innovations in technology.

The subject proposal is for the construction of a 3 story building containing 18 dwelling units on a .6662 acre lot in the RT Zone. The modification request is as follows:

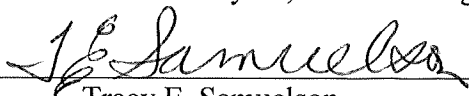
- **Article 1311.04.b – Surface off-street parking shall be located to the rear or side of principal buildings.**

Article 1311.01.c of the Zoning Ordinance allows modifications to the Zoning Ordinance regulations to be granted by the Planning Commission for such things as dimensional requirements in the RT Zoning District if existing site conditions, the nature of the proposed use, hardships, or innovations in technology warrant a waiver.

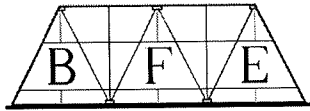
Attached is a letter from Black Forest Engineering dated January 3, 2022, highlighting the reasons for the waiver/modification request listed above. We recommend the granting of the waiver for the reasons stated in Mr. Rentko's letter. The applicant attempted to place all parking in the rear, but the significant slope of Orchard Street prevented this design.

We recommend approval of the waiver/modification subject to the condition that significant landscaping and parking lot trees shall be added to this parking lot design.

This waiver/modification request will be presented at the January 13, 2022 meeting.

  
Tracy E. Samuelson  
Assistant Director of Planning and Zoning

Cc: Robert Smith



# Black Forest Engineering, LLC

2455 Black Forest Drive. Coplay, PA. 18037  
570.239.4499  
[jerengineering@gmail.com](mailto:jerengineering@gmail.com)

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January 3, 2022

Ms. Tracy E. Samuelson  
Assistant Director of Planning & Zoning  
City of Bethlehem  
10 E. Church Street  
Bethlehem PA, 18018

RE: Isabella Court Apartments  
Preliminary/Final Land Development and  
Minor Subdivision Plans - Waiver Request  
City of Bethlehem  
Northampton County, PA

Dear Ms. Samuelson:

On behalf of the Applicant, we respectfully submit the following Waiver Request which you identified in your November 9<sup>th</sup> correspondence. We note that though this is a Zoning Ordinance requirement, you have determined that this may be submitted to the Planning Commission for granting of a Waiver. The required Waiver Request fee of \$250 will be dropped off.

1. **1311.04.b Surface offstreet parking shall be located to the rear or side of principal buildings.** As discussed, we had prepared a full design with parking in the rear, but the existing slope of Orchard Street presented several unique challenges which could not be overcome (i.e. ADA accessibility, Emergency Vehicle access, etc.). Therefore we respectfully request a waiver from this requirement.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

Black Forest Engineering, LLC

Joseph E. Rentko, PE