



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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March 4, 2022

Roufakis Pantelis & Peter Axiotis  
1510 Shelbourne Drive  
Bethlehem, PA 18018

RE: **(22-003 Site Plan Review) – 22020014 – 1746 Elliot Ave. (Elliot Avenue Apartments) – SITE PLAN REVIEW – Ward 13, Zoned RG, plan dated February 7, 2022.**

Dear Messrs. Pantelis & Axiotis:

The purpose of this letter is to provide overall planning and guidance to the Planning Commission and Zoning Hearing Board related to the above referenced site plan. The project will be reviewed at an upcoming 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. There is one (1) provision in the Zoning Ordinance that requires relief from the Zoning Hearing Board, as follows:
  - a. 1306.01.a.3 Dimensional Variance to increase Lot Area Per Dwelling, 4,000 SF required, 3,656 SF proposed, or 7 dwellings permitted, 8 proposed.
2. The parcel is heavily wooded and fronts on an unopened street. Elliot Avenue will be required to be improved the full width of this lot and curb and sidewalk are required on the north side of the street.
3. A water main extension will also be required along Elliot Avenue.
4. If approved, the project should be buffered well along the property lines abutting single family dwellings.
5. Any trees to be removed must be replaced on the lot in accordance with Section 1318.28.
6. Because the Site Plan lacks much of the information necessary for a thorough land development review, the Plan has only been reviewed for the general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. More detailed comments will be provided when a more detailed plan is submitted for review.

Additional comments to be addressed at the Land Development review stage are attached.

**This plan will be placed on the March 10, 2022 Planning Commission agenda. Please let us know who will be attending in person.**

Sincerely,



Darlene L. Heller  
Director of Planning and Zoning

Cc:

B. Yandem	D. Shaffer
A. Rohrbach	M. Reich
C. Peiffer	G. Cryder
T. Wells	M. Kalsi, ANR Development
R. Taylor	

Enclosure

## **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 on separate plans.
2. Existing and proposed lot monuments/iron pins shall be shown.
3. A legal description of the proposed new lot shall be submitted for review.
4. Existing and proposed impervious coverage areas shall be shown. A stormwater fee may be charged for increase in impervious area.
5. A stormwater management report shall be submitted to the City and LVPC. A copy of the LVPC review letter shall be submitted.
6. An erosion & sedimentation control plan will be required.
7. Elliot Ave shall be improved to meet current City Standards. Curbing and sidewalk shall be installed from Mt. Airy Ave. to the western property line. The roadway shall be widened the entire limit from Mt. Airy Ave to the western property line for a total of 34' cartway.
8. The proposed hydrant shall be located behind the curb at the western property line.
9. Addresses for the proposed buildings shall be 1818 Elliot Ave (eastern building) and 1822 Elliot Ave (western building). These addresses shall be noted on the plans.
10. In accordance with Ordinance No. 4342, at the time of a request for a building permit or 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.
11. 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.

#### **Public Works – Traffic**

1. A truck turn plan shall be submitted for garbage trucks and firetrucks.
2. Prior to constructions, the City will need to remove its jersey barriers and Road Closed signs that are currently in place on Elliot Ave.

**Public Works – Fire**

1. Contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer ( [cbaer@bethlehem-pa.gov](mailto:cbaer@bethlehem-pa.gov) ) or Chief Fire Inspector Michael Reich at ( [mreich@bethlehem-pa.gov](mailto:mreich@bethlehem-pa.gov) ) with any question reference Fire Code requirements.

**Public Works – Lighting**

1. The applicant proposes to construct two - two (2) story apartment buildings containing 4 units each on a 24,000-29,250 square foot lot (depending on the vacated street and alley). The lot is heavily wooded.

**Public Works – Forester**

1. Please submit landscape plan with included calculations.

**Public Works – Water**

1. The water main shall be extended 350' along Elliot Avenue. The existence of a water main is incorrect.

**ZONING****1825 Budd Avenue, Lot Line Adjustment**

1. Sheet 1 of 1, Lot Line Adjustment Plan, Site Data, Setbacks, Front, correct from 25' to 20'.
2. Sheet 1 of 1, Lot Line Adjustment Plan, Site Data, Maximum Building Coverage, correct from 35% to 70%.
3. Applicant shall verify with City of Bethlehem's Department of Public Works and Law Bureau regarding any rights to the unopened portions of Moll Street, Abbey Street and Craig Avenue.

**1746 Elliot Avenue, Site Plan Review**

1. (1<sup>st</sup> Review. This review is based upon the presumption that the City either has no rights to or agrees to vacate Moll Street and Craig Avenue):
2. A variance for insufficient lot area per dwelling unit is required (4000 sf required; 3656 sf proposed).
3. 1322.02(b) provide an existing conditions plan, see also 1322.02(d).
4. 1322.02(c)(1)(ii), on the Concept Plan indicate the type and height of adjacent structures, e.g. wood frame, one story, single-family detached; masonry, one story, single-family detached, etc.
5. 1322.02(b) provide a landscaping plan, Ref. Sections 1318.23, see also 1322.02(d).
6. 1322.02(d)(1) on the existing conditions plan indicate existing vegetation (ref. 1318.28) and identify which natural features are to be retained or removed.
7. 1322.02(d)(2) provide building elevations.
8. 1322.02(d)(3) provide for bicycle parking, Ref. Section 1319.02(o).
9. 1322.02(d)(4) provide a note indicating utilities to be located underground.
10. 1322.02(d)(5) buffer yards shall be installed along the side and rear lot lines and in accordance with 1318.23, including, but not limited to subparagraphs a, f & h. Note: buffer yards shall be placed outside of utility easements.
11. Sheet CP-1, Concept Plan, Site Data, provide dimensional data for Parcels A, B and C.
12. Sheet CP-1, Concept Plan, Zoning data, provide the proposed building height.
13. Sheet CP-1, Concept Plan, Statement of Intent, correct second line to, "...as a concept plan for two multi-family structures containing four dwellings per structure for a total of eight dwellings and street vacations." Also define the number of one bedroom, two, bedroom, etc. apartments.
14. Sheet CP-1, Concept Plan, Statement of Intent, separate out list of variances and include: 1322.03(II)(5)(i), minimum 15' separation between access drives and multi-family dwellings.

**GENERAL**

1. A recreation fee of \$1500 per dwelling unit (\$12,000) will be required at the Land Development stage prior to completion of a developer's agreement.