



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

March 15, 2022

Zoning Hearing Board Members  
10 E. Church Street  
Bethlehem, PA 18018

RE: **(22-002 Site Plan Review) – 22020009 – 218-226 W. UNION BLVD. – SITE PLAN REVIEW – Ward 8, Zoned CL, plan dated February 9, 2022.**

At its March 10, 2022 meeting, the Planning Commission voted 5-0 to support the three variances requested regarding the above referenced multi family dwelling project, subject to the following comments:

- Zoning Hearing Board shall consider the comments related to the overall land development that are included in the City's March 4, 2022 attached review letter.
- The Planning Bureau is currently reviewing the applicant's request for a solid wood fence and landscaping in lieu of an 8' buffer.

Sincerely,

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

Darlene L. Heller  
Director of Planning and Zoning

cc: B. Yandem                      D. Shaffer  
P. Godbout                      M. Reich  
C. Peiffer                         G. Cryder  
T. Wells                         S. Walsh, Dynamic Engineering Consultants, PC  
A. Karner                         Monocacy General Contracting, LLC

Enclosure



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BUREAU OF PLANNING AND ZONING

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March 4, 2022

Plamen (Rocco) Ayvazov  
Monocacy General Contracting, LLC  
P.O. Box 4334  
Bethlehem, PA 18018

RE: **(22-002 Site Plan Review) – 22020009 – 218-226 W. UNION BLVD. – SITE PLAN REVIEW – Ward 8, Zoned CL, plan dated February 9, 2022.**

Dear Mr. Ayvazov:

The purpose of this letter is to provide overall planning and guidance to the applicant. The applicant proposes the demolition of the existing buildings, located at 218-226 W. Union Blvd., and construction of a new 3 story apartment building with 13 units per floor for a total of 39 total units. A surface parking area is proposed on the ground floor of the apartment building. The first floor of the building includes lobby and amenity spaces, with a portion of office/retail space directly abutting the Union Blvd. right-of-way. Comments are as follows:

General review comments for consideration are as follows:

1. There are three (3) provisions in the Zoning Ordinance that require relief from the Zoning Hearing Board. They include inadequate lot area per dwelling unit, inadequate rear yard setback, and inadequate off street parking. These deficiencies can be discussed at the Planning Commission meeting.
2. If approved, the project should be buffered well along the public right of way, and also along the side and rear property lines. A 4' solid privacy fence is proposed with no landscaping. This will need approval from the Planning Bureau. A discussion on buffering at the Planning Commission meeting is recommended.
3. Since the proposed height of the building exceeds 30', the Fire Department requires 26' wide travel lanes. The project only contains 24' lanes. Further discussion with the Fire Department is necessary.
4. The project should generally comply with the goals and objectives of the City's Climate Action Plan for new development, including energy efficient construction, provisions for safe walking and biking, green development and other various provisions.
5. This property is located in a Gateway area to the Northside downtown. A detailed review must be made of the elevations of the building and the landscaping in any area viewable from Union Boulevard. The project must comply with Article 1311, Design Guidelines, in the Zoning Ordinance.
6. The project is partially located within the 100 year floodplain. Compliance with all provisions of Article 1317, floodway and flood fringe districts will be required.
7. Because this Site Plan lacks much of the information necessary for a thorough land development review, the Plan 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.

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.**

Sincerely,



Darlene L. Heller  
Director of Planning and Zoning

Cc:

B. Yandem	D. Shaffer
P. Godbout	M. Reich
C. Peiffer	G. Cryder
T. Wells	S. Walsh, Dynamic Engineering Consultants, PC
A. Karner	

Enclosure

## Additional Comments Related to the Overall Land Development

### ENGINEERING

#### **Public Works – Engineering**

1. The general notes shown on the sketch plan shall be included on the site plan when the complete land development plan is submitted for review.
2. Existing and proposed features, including, but not limited to, utilities and trees, shall be shown on separate plans.
3. Existing and proposed impervious coverage areas shall be shown.
4. A stormwater management report shall be submitted to the City and LVPC as the existing conditions have considerable pervious area so there may be greater than 10,000 SF of new impervious area. A copy of the LVPC review letter shall be submitted.
5. An erosion & sedimentation control plan will be required and shall be reviewed by PaDEP. A copy of the NPDES permit shall be submitted to the City.
6. 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.

#### **Public Works – Traffic**

1. Trip generation calculations shall be submitted using the appropriate ITE Land Use Code.
2. Due to the fact that Union Boulevard was recently paved in 2021, any utility cuts will be reviewed by the City Engineer, and mill and overlay requirements will be discussed.
3. Additional Do Not Enter signage will be required at the Spruce St driveway.

#### **Public Works – Lighting**

1. Please submit a lighting plan showing how you intend to illuminate the sidewalk on Union Blvd in front of the retail shop stores.
2. Please submit a lighting plan showing how you intend to illuminate the parking lot and the ramp area. Keep in mind that there should be little to no light trespass onto the abutting properties.
3. Provide the manufacture data cut sheets showing the fixtures, wattages and mounting heights of the lights and poles you intend to use to accomplish the parking lot, sidewalk and building exterior lighting.

#### **Public Works – Forester**

1. Include aesthetic low growing vegetation around building and landscape beds where trees are proposed.

### FIRE

1. 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 length of the building. (Refer to International Fire Code, 2015 ed., Section 503 and Appendix D for additional information.)
3. 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.

## ZONING

1. 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.
2. 1322.02(d)(2) on the Site Plan indicate the type and height of adjacent structures, e.g. masonry, two and one half story, single family semi-detached dwellings, masonry, one-story, commercial auto repair garage, wood, one story accessory residential garages. Rendered perspective drawings are not printed clearly; resubmit and identify façade materials.
3. 1322.02(d)(4) provide a note indicating utilities to be located underground.
4. 1322.02(d)(5) indicate 8' wide 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 & l. Note: buffer yards shall be placed outside of utility easements. If the buffer yard requirements cannot be met, then provide justification.
5. Sheet 1 of 2, Sketch Plan, Purpose, define the number of one bedroom, two, bedroom, etc. apartments.
6. Sheet 1 of 2, Sketch Plan, Dimensional / Bulk Requirements, Front Yard Setback, Required, correct from 0' to 10', and reference Article 1306.05, Build-to-Line for Front Building Setback.
7. Sheet 1 of 2, Sketch Plan, Dimensional / Bulk Requirements, Front Yard Setback, Proposed, explain the \*\*\* reference.
8. Sheet 1 of 2, Sketch Plan, Variances Required... Add Article 1306.02(e), Additional Height Restrictions.
9. Sheet 1 of 2, Sketch Plan, Floodplain Note, as the parcel is ostensibly within the Special Flood Hazard, Zone AE, correct the first line by flipping "Zone X" with "Zone AE."

## GENERAL

1. A recreation fee will be required at the Land Development stage prior to completion of a developer's agreement.
2. This project is located in the NS2027 LERTA, making it eligible for property tax abatement. At the time building permits are issued, a LERTA application should be submitted for approval of the LERTA

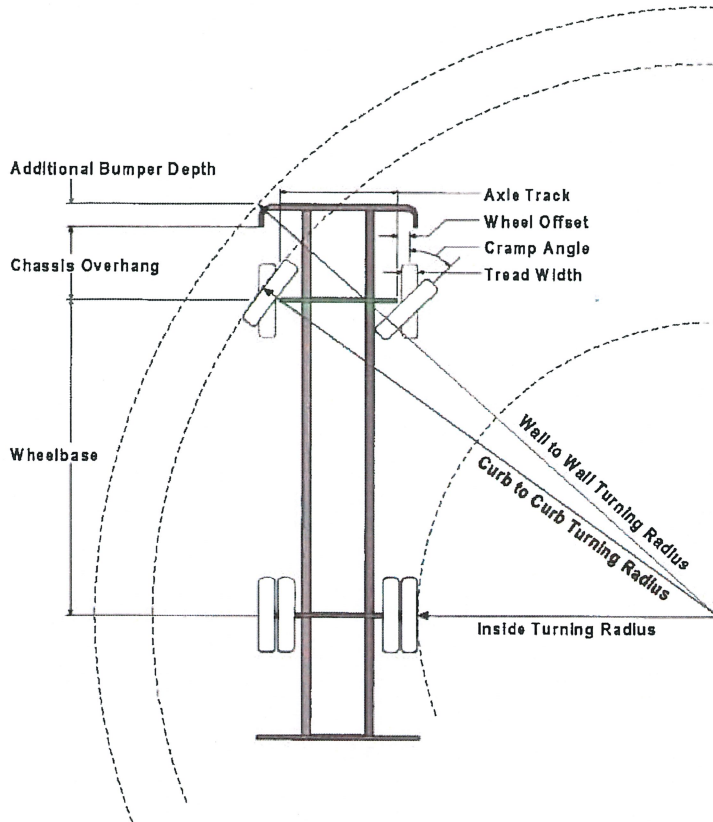


# Turning Performance Analysis

1/17/2012

**Bid Number:** 254  
**Department:** Bethlehem City Fire Dept

**Chassis:** Dash CF Chassis, PUC (Med Block)  
**Body:** Pumper, PUC, Aluminum



**Parameters:**

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	16.6 in.
Chassis Overhang:	74 in.
Additional Bumper Depth:	0.00 in.
Front Overhang:	74 in.
Wheelbase:	181 in.

**Calculated Turning Radii:**

Inside Turn:	13 ft. 11 in.
Curb to curb:	27 ft. 10 in.
Wall to wall:	31 ft. 5 in.

**Comments:**

REVISED TURN RADIUS 1-17-2012

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel/Dash CF
30	Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
31	Tires, Front	0078244	Tires, Front, Michelin, XZY3 (wb), 425/65R22.50, 20 ply
38	Bumpers	0550021	Bumper, 22" Extended Steel Painted, AXT, Dash CF

**Notes:**

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



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**WEIGHT REVIEW ESTIMATE**

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Job # 29396                      BETHLEHEM

Reviewed By: JBL

Date Reviewed: 10-28-15

The following are the estimated fully loaded weights including all people, water/foam, hose, and NFPA equipment allowances:

	<u>Front Axle</u>	<u>Rear Axle</u>
Rating	24,000 LB	60,000 LB
Total Weight	23,266 LB	59,543 LB
Reserve Capacity	734 LB	457 LB
Distribution	28%	72%

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**REVIEWED & ACCEPTED**  
*WITH CHANGES*  
*Robert Novatnack*  

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**Robert Novatnack, Fire Chief**  
**December 8, 2015**

10/28/2015



## Pierce Ultimate Configuration - Customer Summary

### Weight Distribution Worksheet 4.1

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<b>CUSTOMER NAME</b> Bethlehem City Fire Dept <b>BID / JOB #</b> 25593 <b>VEHICLE TYPE</b> Pumper, 177" PUC, Rear Body <b>BY:</b> C. Shields <b>DATE:</b> 3/12/2012		<h2>SUMMARY</h2>		
<b>Manufacturer</b> Pierce Dash CF <b>Chassis</b> Dash CF 4x2, 70" Cab <b>Engine/Transmission</b> ISL '10 / 3000 <b>Body Type</b> 177" PUC Rescue <b>Body Brand</b> Pierce <b>Body Side Structure</b> 89" Body Height <b>Body Construction</b> Aluminum <b>Body Doors</b> Roll-up <b>Front Axle Rating</b> 22,800 lb. TAK-4 <b>Rear Axle Rating</b> 27,000 lb.				
		<b>Estimated Weights</b>	<b>FRONT</b>	<b>REAR</b>
		<b>LOADED</b>	<b>17640</b>	<b>24221</b>
		<b>EMPTY</b>	<b>16695</b>	<b>14613</b>
		<b>TOTAL GVW=</b>		<b>41862</b>
<b>WHEELBASE CALCULATION</b>		<b>ESTIMATED AXLE LOADS</b>		<i>Estimated Axle Loads are loaded in-service weights, including crew, hose, NFPA equipment allowance, water, foam, fuel and optional equipment such as generators.</i>
Front Axle to Back of Cab	70	<b>Front</b>	<b>Rear</b>	
Cab - Pump Gap	2	Estimated	<b>17640</b> <b>24221</b>	
Walkthrough or Cab Module	0	Rated	22800    27000	
Engineer Compartment	0	Ratio	42.1%    57.9%	
Speedlays	0	Total GVW =		
Pump House	22.5	<b>41862</b>		
Pump - Body Gap	0	<b>ESTIMATED EMPTY WEIGHT</b>		
Body to Rear Axle Length	86.5	<b>16695</b>	<b>14613</b>	<i>Estimated Empty Weight represents an empty truck without crew, hose, NFPA equipment allowance, ladders, foam or water, but includes fuel and optional equipment such as generators.</i>
<b>Wheelbase =</b>	<b>181</b>			

**REVIEWED & ACCEPTED**  
 APPROVED BY: \_\_\_\_\_  
**George Barkanic, Commissioner**  
 DATE: **Aug. 23, 2012**