

"ORIGINAL"



University Center
SITE ADDRESS: 29 Trembley Drive, Bethlehem PA 18015

Office Use Only:

DATE SUBMITTED: 05.18.2022

HEARING DATE: 06.22.2022

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018

1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated _____
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☐ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: _____

SECTION 1

APPLICANT:	
Name	Lehigh University
Address	Campus and Planning Projects, 681 Taylor Street
	Bethlehem, PA 18015
Phone:	[REDACTED]
Email:	[REDACTED]

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.	
Name	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Kate Durso
Address	Two City Center, 645 West Hamilton Street, Suite 800
	Allentown, PA 18101
Phone:	[REDACTED]
Email:	[REDACTED]

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
<u>1316.01(e)</u>	<u>Max 5' vertical drop of wall</u>	<u>15.89'</u>	<u>10.89'</u>
_____	_____	_____	_____
_____	_____	_____	_____

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: _____

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

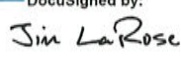
NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

DocuSigned by:

9B959F090B01486...

5/17/2022

Applicant's Signature

Date

Property owner's Signature

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

18 May, 2022

City of Bethlehem
Bureau of Planning and Zoning
10 East Church Street
Bethlehem, PA 18018
Attn: Mr. Craig Peiffer

**Re: Zoning Hearing Board Application – Zoning Relief Request Narrative
Lehigh University – Clayton University Center
City of Bethlehem, Northampton County, Pennsylvania
Langan Project No.: 240043101**

Dear Mr. Peiffer:

On behalf of Lehigh University, enclosed please find a description of the variance relief sought in conjunction with the attached Zoning Application for the above referenced project:

Variance Relief

Lehigh University is the owner of the property location within the Institutional Zone (I) at 29 Trembley Drive and is proposing to renovate the existing University Center. The proposed renovation includes updating of the surrounding site, including proposed patio areas, a mechanical yard, and proposed sidewalks for better site access and travel flow. In order to construct the proposed sidewalk that meets the needs of the site and the program, relief is necessary from the City Zoning Ordinance. The requested relief is described below. Additionally, a table summarizing the requested zoning relief is provided on the Fig-2 - Civil Site Plan, attached with this submission.

Zoning Ordinance Requirements

With regard to Steep Slopes, the Zoning Ordinance provides:

§1316.01.(e) – Maximum Vertical Drop of Terraces: When terraces or retaining walls are utilized to cope with steep slopes, the maximum vertical drop per terrace shall be 5 feet. Furthermore, at the discretion of the City, an appropriate fence may be required.

The required relief is as follows:

Description	Requirement	Proposed	Variance	Length of Wall Section
Max Vertical Drop of Terraces – Retaining Wall	5' maximum vertical drop	15.89'	10.89'	120'

Variance Justification

Lehigh University is making improvements to the existing Clayton University Center, including patio improvements, a fire pit and new pedestrian pathways. Lehigh is proposing to relocate an existing staircase which requires a retaining wall for construction. The proposed retaining wall and relocated stairs will alleviate students walking through a loading dock area to get to a lower sidewalk. The retaining wall is necessary to stabilize the construction because of existing slopes at the site. The proposed improvements will enable safer passage for students and will avoid unnecessary grading which would be required with a tiered design. A hardship is created by the existing steep slopes on the property. Granting the requested variance is in the best interest of public health, safety and welfare and will not adversely impact surrounding properties. In fact, granting the variance is in the best interest of public safety given the current path through a loading area. Lehigh is requesting the minimum relief necessary for the proposed retaining wall and the requested relief is for a five (5') foot variance. The necessary handrails will be installed and the proposed sidewalk will improve the campus from aesthetic and safety standpoints. Requiring a shorter retaining wall would also create an economic hardship on Lehigh based on underlying geology and increased impervious coverage if the variance is not granted.

Please let us know if you have any questions or comments.

Sincerely,

Langan Engineering & Environmental Services, Inc.



Fidel Gonzalez
Senior Project Manager

FG:jk

cc: Erin Liston, Jim LaRose – Lehigh University
Kate Durso – Fitzpatrick, Lentz & Bubba
Katie Chambers, Jason Donahue – Shepley Bulfinch
Jason Engelhardt, Joseph Kertsmar – Langan

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