

RECEIVED

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PAIGI STAFANEK
CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING



SITE ADDRESS: 2300 Hanover Avenue

Office Use Only:

DATE SUBMITTED: 12/28/22

HEARING DATE: 1/25/23

PLACARD: _____

FEE: 500 - PAID

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	BAHX, LLC
Address	2 Ridgedale Avenue, Suite #370, Cedar Knolls, NJ 07927
Phone:	██████████
Email:	██████████

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	See above.
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James F. Preston, Esq.
Address	38 W. Market Street, Bethlehem, PA 18018
Phone:	██████████
Email:	████████████████████

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
1322.03(II)(4)	180 Feet	250 Feet, 280 Feet	Up To 100'
_____	_____	_____	_____
_____	_____	_____	_____

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.

1305.01(a)(1) Such housing shall be located in the same building as a principal commercial use that is on the front street level. This requirement for a street level commercial use shall not apply to buildings fronting on local streets.

Applicant seeks variance to allow parking on street level of building along West Broad Street.

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

N/A.

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

N/A.

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.

BAHX LLC

[Signature]
Applicant's Signature *MANAGER*

12/28/2022
Date

BAHX, LLC, equitable owner

[Signature]
Property owner's Signature *MANAGER*

12/28/2022
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.

BAHX, LLC
2300 Hanover Avenue
Zoning Variance Application Narrative

BAHX, LLC, (the "Applicant") is seeking zoning relief in support of the proposed multi-family apartment project at the intersection of West Broad Street and Hanover Avenue. The proposed development is in both the City of Allentown and the City of Bethlehem and is planned for 317 units in four buildings. A site plan and narrative of the proposed development is attached for reference.

The City of Bethlehem portion of the property is in the CL Zoning District.

The following relief is sought for the proposed development:

1322.03(l)(4) Building Length

This section of the ordinance requires a maximum building length of 180 feet. The project proposes buildings exceeding this requirement.

The following is provided in support of the variance:

- The shape of the lot and the location of existing easements directly impacts the use of the property and limits the location and orientation of the proposed buildings on the site.
- The shape and size of the parcel is further adversely affected by existing unsuitable soils resulting from prior uses on the parcels. These affected areas are located along the same orientation as Hanover Avenue/West Broad Street generally following the drainage easement, which impact the location and placement of buildings on the property.
- The buildings will be attractive and include architectural details providing visual interest and not appearing as a continuous, monolithic structure.

1305.A – Multi Family Dwellings

This section states "*...such housing shall be located in the same building as a principal commercial use that is on the front street level. This requirement for a street level commercial use shall not apply to buildings fronting on local streets.*"

The Applicant requests an interpretation that this requirement does not apply to the proposed building along West Broad Street.

In the alternative, a variance is requested due to the shape and configuration of the parcels and the existing easements restricting and limiting placement of proposed buildings on the site. In addition, a significant portion of the parking for the units within the proposed building along West Broad Street is located on the first floor the building to provide resident parking proximate to the building, which is otherwise restricted by the existing easements running through the property.

Locating parking on the first floor of the building also minimizes impervious paving and increase green space throughout the site.

**PROJECT NARRATIVE
HANOVER APARTMENTS
2300 HANOVER AVENUE
CITY OF ALLENTOWN & CITY OF BETHLEHEM**

Introduction

BAHX, LLC is proposing to redevelop the 8.74-acre property with a multi-family development along Hanover Avenue and West Broad Street in the City of Allentown and City of Bethlehem. The planned development consists of 317 apartment unit in four buildings. Amenities include a clubhouse, pool, pickleball courts, bocce court, dog park and other amenities for residents of the development.

Project Team

<i>Applicant/Developer:</i>	<i>BAHX, LLC</i> 2 Ridgedale Avenue, Suite 370, Cedar Knolls, NJ 07927 Attn: Norton Herrick Email: nh@herrickco.com Attn: Duane Wagner Email: dw@lbd.me
<i>Site Engineer:</i>	<i>Cornerstone Consulting Engineers & Architectural, Inc.</i> 1176 North Irving Street, Allentown, PA 18109 Attn: Kevin Fruck, P.E. Email: kfruck@cornerstonenet.com
<i>Architect:</i>	<i>Alloy5 Architecture</i> 530 West Broad Street, Bethlehem, PA 18018 Attn: Randy Galiotto, AIA Email: rgaliotto@alloy5.com
<i>Attorney:</i>	<i>Broughal & Devito, LLP</i> 38 West Market St. Bethlehem, PA 18018-5796 Attn: James Preston, Esq Email: jamespreston@broughal-devito.com

Location & Existing Conditions

The subject property, an 8.74-acre tract, comprises four (4) parcels located in both the City of Allentown and the City of Bethlehem. The property fronts along Hanover Avenue (Allentown) and West Broad Street (Bethlehem) as well as along N. Wahneta Street and Florence Avenue. The rear of the property runs along Bascom Street. The parcels are located in City of Allentown Ward 15, and City of Bethlehem Ward 13 Block 3.

The property consists of the following parcels with Lehigh County Tax Parcel Identifications:

- 641758 045 413
- 641758 239 955
- 641758 202 273
- 641758 456 810

The site is a former automobile dealership. The building structures of the prior use have been removed, but the foundations and existing pavement remain. The site is generally flat along the Hanover / West Broad Street frontage but increases in slope up to Florence.

Proposed Redevelopment

The site is to be redeveloped with four (4) apartment buildings, a clubhouse and other amenities. The majority of the property and the building area is in the City of Bethlehem. Parking is provided with a combination of surface parking, podium parking and freestanding garages. The buildings and the interior courtyard are proposed to be constructed on a podium allowing parking underneath to help minimize the traditional surface parking. Surface parking surrounds the buildings and several accessory garage buildings provide private parking.

Surrounding Uses

The site is located in the B3 Highway Business District in the City of Allentown and the CL Limited Commercial District in the City of Bethlehem.

- North: Zoned B3 Highway Business District (Allentown) and CL Limited Commercial District (Bethlehem), uses are a truck leasing facility (Allentown) and office (Bethlehem).
- East: Zoned RT High Density Residential District (Bethlehem). There are single family homes fronting on Grandview Boulevard with garages utilizing Bascom Street (alley), and an auto dealership at the intersection of West Broad Street and Grandview Boulevard.
- West: Zoned B3 Highway Business District (Allentown). There is a retail building and elder care facility.
- South: Zoned RMH Medium High Density Residential (Allentown) and Zoned RT High Density Residential District (Bethlehem), twin family homes fronting Central Park Avenue.

Landscaping

Street trees, internal landscaping and parking lot buffer landscaping are proposed throughout the project. A fence is also proposed surrounding the site to enhance the streetscape and boundaries of the development.

Stormwater and Utilities

The redevelopment of the site results in a decrease in impervious coverage, therefore stormwater runoff will be reduced. It is anticipated that additional water quality BMP's will be incorporated into the design. The site drainage will connect to the existing stormwater infrastructure that runs through the property. Public water and sanitary sewer are also located in and along the property.

Public Transportation

The site is located along the LANTA bus routes which allow access to public transportation opportunities throughout the Lehigh Valley. A LANTA bus stop located at the southwest corner of the Hanover Avenue/N. Wahneta Street intersection with another stop along the frontage along the south side of West Broad Street, just west of Grandview Boulevard.

Public Safety

The two nearest fire stations are each located approximately the same distance with one in each City.

- Allentown: *East Side Fire Station* 718 N Irving St, Allentown, PA 18109, approximately 1.4 miles from the site.
- Bethlehem: *Memorial Fire Station* 521 West Broad Street, Bethlehem, PA 18018. Approximately 1.6 miles from the site.

The nearest hospitals are Lehigh Valley Hospital Muhlenburg (2-3 miles), St. Luke's Hospital Bethlehem (3-4 miles)

Outside Agency Approvals

The following outside agency approvals are anticipated:

- NPDES Permit – it is anticipated that the site will have more than 1 acre of disturbance
- Sanitary Sewer Planning Modules – it is anticipated that the 317 units and clubhouse will require sewer planning approvals. A Planning Mailer has not yet been submitted to the City or DEP.

Building Descriptions

The four proposed multifamily buildings are 4 and 5 stories constructed on podiums to provide parking under the buildings. The courtyard in the center of buildings 1, 2 and 3 will also be constructed above a podium to provide additional parking under the courtyard area. The 317 planned apartments are a mix of studio, 1-bedroom and 2-bedroom units. Each building will include an elevator. The freestanding garages are 1-story structures.



Cornerstone Consulting
Engineers & Architectural, Inc.

213 West Main Street . Lansdale, PA. 19446
Tel 215.362.2600 ♦ Fax 215.362.8400

1176 N. Irving Street . Allentown, PA. 18109
Tel 610.820.8200 ♦ Fax 610.820.3706

505 Tennis Club Circle . Lakeville, PA. 18438
Tel 570.839.1770 ♦ Fax 610.820.3706

December 28, 2022

City of Bethlehem
10 E Church St
Bethlehem, PA 18018

Attn: Paige Stefanelli

RE: Hanover Apartments
2300 Hanover Ave.
Bethlehem, PA
Northampton County

Ms. Stefanelli,

Please find enclosed our submission of the Zoning Application for the Hanover Apartments projects located at 2300 Hanover Avenue. We have included the following materials:

- The Zoning Application and Narrative
- The Site Plan
- A check for the review fee

Should you have any questions or concerns please do not hesitate to contact our office.
Thank you.

Sincerely,
Cornerstone Consulting
Engineers & Architectural, Inc.

William Lalande, P.E.

We're with you through Every Step of development.

Land Development ♦ Engineering ♦ Architecture ♦ Land Surveying ♦ Construction Management

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Cornerstone Consulting Engineers
& Architectural, Inc.
1176 N. Irving St.
Allentown, PA 18109
(610) 820-8200

SANTANDER BANK, NA
NEW DORP, NY 10306
60-7269/2313

16598

12/28/2022

PAY TO THE ORDER OF City of Bethlehem

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD

City of Bethlehem
10 E. Church St.
Bethlehem, PA 18015



MEMO

[Handwritten Signature]

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Cornerstone Consulting Engineers
City of Bethlehem

City of Bethlehem

12/28/2022

16598

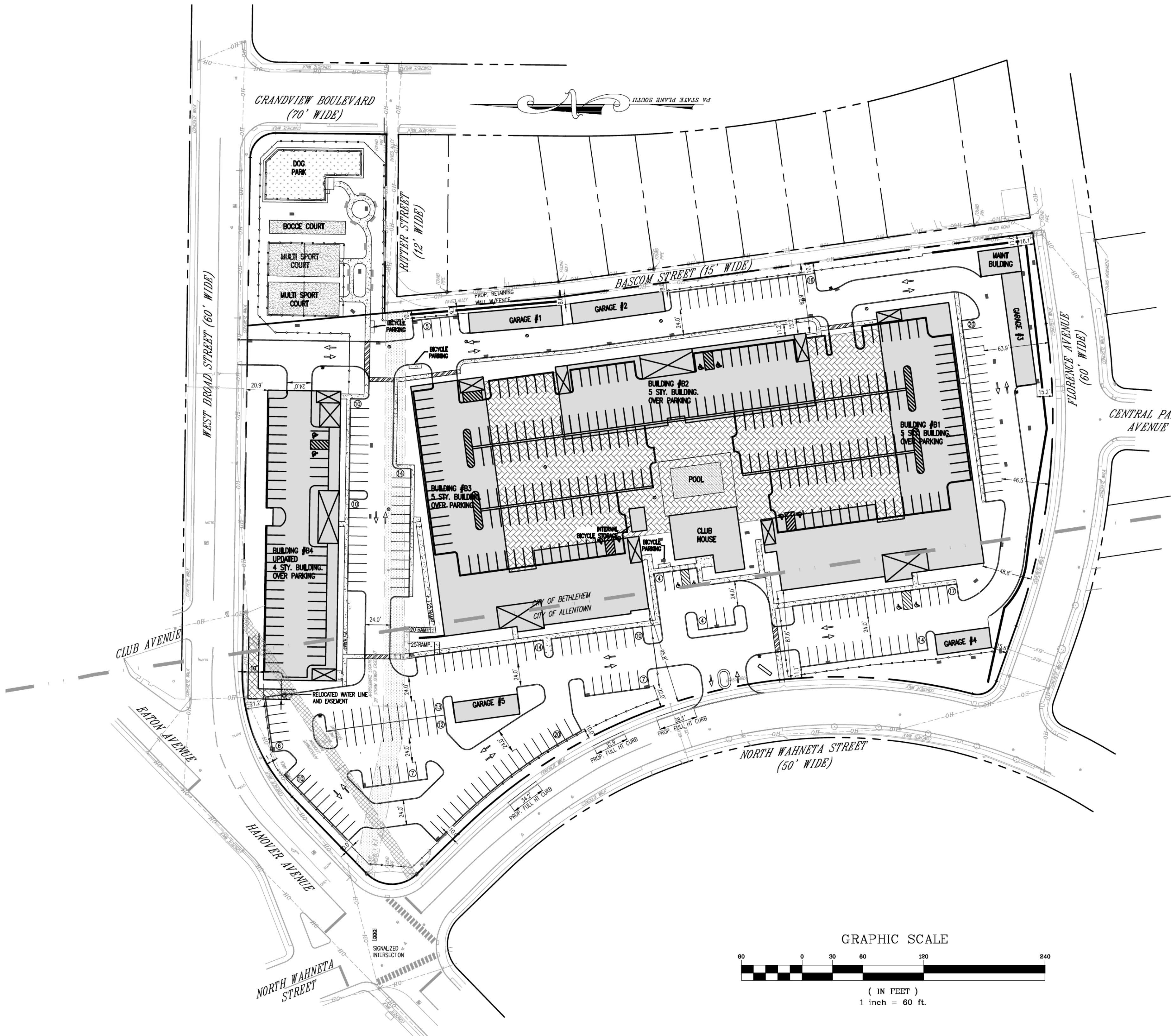
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HANOVER APARTMENTS:

1. THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. 213 W. MAIN STREET, SUITE 200 LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY" PLAN DATED: 09-20-2021
2. OWNER: BAIX, LLC. 2 RIDGEDALE AVE SUITE 370 CEDAR KNOLLS, NJ 07927
3. APPLICANT: BAIX, LLC. 2 RIDGEDALE AVE SUITE 370 CEDAR KNOLLS, NJ 07927
4. PROJECT INFORMATION: LEHIGH COUNTY PARCEL ID: 641758045413, 641758239955, 641758202273, 641758456810. WARD: CITY OF BETHLEHEM WARD 13, BLOCK 3 CITY OF ALLENTOWN WARD 15. MUNICIPALITY: THIS PARCEL IS LOCATED IN BOTH THE CITY OF ALLENTOWN AND CITY OF BETHLEHEM UTILITIES: THE PROPERTY IS SERVED BY BOTH PUBLIC WATER AND SANITARY SEWER.
5. ZONING INFORMATION: ZONING DISTRICT: CITY OF BETHLEHEM: CL-LIMITED COMMERCIAL CITY OF ALLENTOWN: B3-HIGHWAY BUSINESS DISTRICT PROPOSED USE: CITY OF BETHLEHEM: MULTI-FAMILY (PERMITTED) CITY OF ALLENTOWN: PARKING (PERMITTED)

ZONING BULK AND AREA REQUIREMENTS (CITY OF BETHLEHEM):

DESCRIPTION:	REQUIRED:	PROPOSED:
MIN. TRACT AREA *	9,000 SF	380,770 SF
MIN. TRACT WIDTH *	90 FT	404.7 FT
MAX. BUILDING COVER *	60%	25.5% (97,085 SF)
MAX. BUILDING COVER W/GARAGES *	80%	28% (106,365 SF)
MAX. IMPERVIOUS *	NONE LISTED	TBD
MAX. HEIGHT	5 STORES	SEE BLDG BREAKOUT
MAX. STORES	60 FT	SEE BLDG BREAKOUT
MAX. DENSITY *	1 UNIT PER 1,200 SF	1 PER 1,200 SF
SETBACKS	317.2 UNITS	317 UNITS
	SEE BLDG BREAKOUT	SEE BLDG BREAKOUT

NOTES: ITEMS WITH AN ASTERISK (*) INDICATE ZONING CRITERIA IS FROM THE RT DISTRICT IN ACCORDANCE WITH 1306.01(b) 2 CL. DISTRICT FOR MULTI-FAMILY.

ZONING BULK AND AREA REQUIREMENTS (CITY OF ALLENTOWN):

DESCRIPTION:	REQUIRED:	PROPOSED:
MIN. LOT AREA	10,000 SF	380,770 SF
MIN. LOT WIDTH	90 FT	404.7 FT
MAX. BUILDING COVER	60%	25.5% (97,085 SF)
MAX. HEIGHT	50	SEE BLDG BREAKOUT
SETBACKS		SEE BLDG BREAKOUT
MIN. FRONT YARD	30	SEE BLDG BREAKOUT
MIN. REAR YARD	10	SEE BLDG BREAKOUT
MIN. SIDE EACH OF 2 SIDE YARDS	5	SEE BLDG BREAKOUT

PARKING ZONING SUMMARY

NUMBER OF SPACES:
 BETHLEHEM REQUIRED: MULTI-FAMILY UNITS WITH 2-BEDROOM OR LESS:
 1.75 SPACES PER UNIT
 317 UNITS X 1.75 SP/UNIT=555 SPACES

ALLENTOWN REQUIRED: 1.50 SPACES PER UNIT
 317 UNITS X 1.50 SP/UNIT=476 SPACES

PROVIDED:	211 SPACES
SURFACE GARAGES	40 SPACES
G1	9 SPACES
G2	9 SPACES
G3	11 SPACES
G4	5 SPACES
G5	6 SPACES
PODIUM PARKING	
POD 1	259 SPACES
POD 2 (BLDG 4)	46 SPACES
TOTAL PROVIDED:	556 SPACES

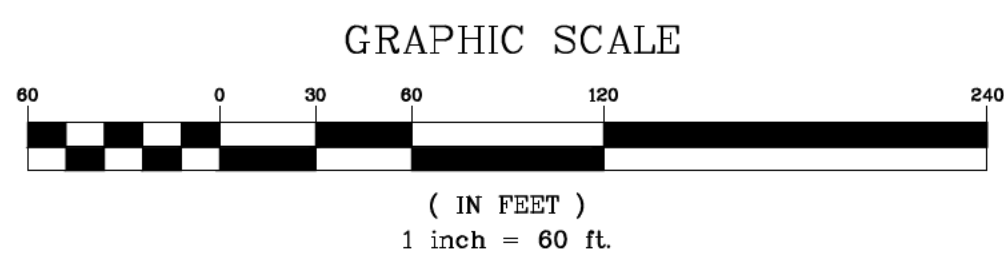
ADA SPACES:
 REQUIRED: 2% OF PROVIDED SPACES
 556 SPACES X 2% = 12 ADA SPACES

PROVIDED: 12 ADA VAN ACCESSIBLE SPACES

PARKING CRITERIA:
 PARKING STALL SIZE: 9 FT WIDE X 18 FT LONG
 DRIVE ASLE WIDTH: 24 FT
 BUFFER TO STREET: 8 FT (w/ 1318.22(i))
 MAX. # SPACES TO STREET: 20 SPACES

BICYCLE PARKING:
 REQUIRED: 5% OF PROVIDED SPACES
 556 SPACES X 5% = 28 BICYCLE STORAGE

PROVIDED: 28+ BICYCLE STORAGE SPACES



BUILDING ZONING SUMMARY (CITY OF BETHLEHEM)

DESCRIPTION:	REQUIRED:	BLDG 1 PROPOSED:	BLDG 2 PROPOSED:	BLDG 3 PROPOSED:	BLDG 4 PROPOSED:	CLUBHOUSE-PROP:
BUILDING HEIGHT	5 STORES	5 STORES	5 STORES	5 STORES	4 STORES	2 STORES
NUMBER STORES FRONT	5 STORES	5 STORES	5 STORES	5 STORES	4 STORES	2 STORES
HEIGHT FRONT	60 FT	60 FT	60 FT	60 FT	48 FT	26 FT
SETBACKS						
FRONT (FLORENCE)	10 FT(30 FT *)	48.8 FT	N/A	N/A	N/A	N/A
FRONT (WAHNETA)	10 FT(30 FT *)	87.6 FT	N/A	95.8 FT	192.0 FT	113.0 FT
FRONT (BROAD)	10 FT(30 FT *)	N/A	N/A	N/A	20.7 FT	N/A
SIDE	N/A	N/A	N/A	N/A	20.7*	N/A
REAR - BASCOM ST	32.5 FT(5 FT*)	57.3 FT	67.9 FT	71.6 FT	86.0 FT	N/A
REAR	50	57.3 FT	67.9 FT	71.6 FT	86.0 FT	N/A
MAX BLDG LENGTH						
FACING BROAD ST	180 FT	N/A	N/A	249.0 FT	286.0 FT	286.0 FT
FACING WAHNETA ST	180 FT	213.0 FT	N/A	208.3 FT	72.0 FT	72.0 FT
FACING FLORENCE AVE	180 FT	260.0 FT	N/A	N/A	N/A	N/A
FACING BASCOM ST	180 FT	72.0 FT	249.4 FT	72.0 FT	N/A	N/A

NOTES:
 THIS BUILDING IS 5 STORES OF APARTMENTS OVER PODIUM PARKING. THE PODIUM PARKING WILL BE BELOW THE EXTERIOR GRADE ALONG THE FRONT OF THE BUILDING.

THE REAR AND SIDE YARD SETBACKS INDICATED ABOVE ARE THE GREATER OF:
 1) BUILDING SETBACK FOR THE SIDE AND REAR YARD IN THE RT DISTRICT IS DETERMINED BY THE BASE SETBACK LISTED IN THE RT DISTRICT PER 1306.01(b) 2 CL. DISTRICT AND ADDING 0.5 FT OF SETBACK FOR EVERY 1 FT OF HEIGHT IN EXCESS OF 35 FT. SIDE: 20 FT + ADJ; REAR: 15 FT + ADJ

2) AN ADDITIONAL SETBACK/HEIGHT RESTRICTION PER 1306.02 C THAT THERE BE A MINIMUM 50-FT REAR YARD SETBACK FOR ANY BUILDING WHICH EXCEEDS 4 STORES OR 45 FEET FROM ANY REAR PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONE.

3) * DENOTES CITY OF ALLENTOWN REQUIREMENT. HANOVER/W. BROAD IS CONSIDERED A SIDE YARD WITH REGARDS TO CITY OF ALLENTOWN, MAKING WAHNETA AND FLORENCE FRONT SINCE THE ADJ. RESIDENTIAL.

Cornerstone
 Consulting Engineers & Architectural, Inc.
 1176 N. Irving Street, Allentown, PA 18109
 Phone: 610-262-8200, Fax: 610-262-3706
 www.CORNERSTONESET.COM

NO.	BY	DATE	REVISIONS DISCUSSION

KEVIN H. FRUCK
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE 15786-E
 NEW JERSEY LICENSE NO. 36689-0000
 DELAWARE LICENSE NO. 12964
 BRIDGE ISLAND, PA 15101

PROJECT LOCATION
 PROPOSED APARTMENT DEVELOPMENT
 W BROAD ST & WAHNETTA ST
 CITY OF ALLENTOWN
 CITY OF BETHLEHEM
 LEHIGH COUNTY
 PENNSYLVANIA

TITLE
 SKETCH ZONING PLAN