



CITY OF BETHLEHEM

AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING

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May 3, 2024

C. David Hitzel



RE: **(24-002 Sketch Plan Review) – 24040013 – 934-946 and 1004 EVANS STREET – SKETCH PLAN REVIEW – Ward 5, Zoned RT, plans dated April 1, 2024.**

Dear Sir,

The above-referenced plan has been reviewed by the appropriate City offices. A Sketch Plan lacks much of the information necessary for a thorough evaluation and 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.

At this point we offer the following sketch plan comments:

1. 934-946 Evans Street, the Applicant shall verify parcel metes and bounds determining the location of the front lot line and ensuring that the proposed building does not encroach into the public right-of-way.
2. Applicant shall provide actual building height as defined in the Zoning Ordinance; Ref. 1302.17, and 1302.55. If the front of the building exceeds 40' in height then a dimensional variance shall be required.
3. Zoning Relief. The Applicant shall submit an Appeal Application for the following relief:
 - a. A Dimensional Variance to reduce the lot area per dwelling, for the parcel containing the residential structure at 19,435 SF, 16 dwellings are permitted; if the adjacent parcel is also considered at 12,708 SF for a total of 32,143 SF, then 27 dwellings are permitted and 37 dwellings are proposed. The RT District requires a minimum of 1,200 SF per dwelling; the Applicant proposes 868 SF per dwelling. This represents an approximate 40% increase in permitted density.
 - b. A Dimensional Variance to reduce the minimum front yard setback, 10' required; zero to approximately 26' proposed.
 - c. A Dimensional Variance to reduce the minimum side yard setback, 15' required approximately 4' proposed along Ridge Street and zero proposed along State Street. Note: The minimum required setback may be increased if the building height exceeds 35'; Ref 1306.01(a)(4)(footnote f) and 1322.03(II)(7).
 - d. A Variance to eliminate buffer yards; whereas a minimum 8' wide buffer yard is required where six or more apartment dwelling units are proposed and a minimum 8' wide buffer yard is required where new parking spaces for ten or more vehicles are

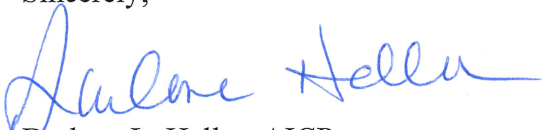
proposed; Ref. 1318.23. The Applicant proposes a 4' high vinyl fence along the rear lot lines of both the 934-946 and 1004 Evans Street parcels.

- e. A Variance to reduce the minimum required off-street parking, 56 spaces required, 42 spaces proposed, or 1.5 spaces per dwelling unit required, 1.135 spaces per dwelling unit proposed; Ref. 1319.01(a)(1)(ii).
 - f. 1004 Evans Street, a Variance to reduce the minimum separation distance between the curb line and a principal parking lot, 15' required, approximately 11' proposed; Ref. 1319.02(g)(6).
 - g. 1004 Evans Street, a Variance to reduce the minimum required street trees along Evans Street, four required, two proposed; Ref. 1319.02(j)(1).
 - h. A variance to permit eight compact car spaces in a lot that includes less than 40 spaces; Ref. 1319.03(a)(1).
 - i. 1004 Evans Street, a Variance to eliminate the fence requirement for parking areas of five or more spaces within a Residential District; Ref. 1319.03(h)
4. Waivers. The applicant also seeks waivers for buffer yard and foundation landscaping; Ref. 1349.08(c) and 1349.087(f)(2).
5. Adjacent context. Buildings along the south side of the 900 block of Evans Street and the 1000 block of Evans street feature a sawtooth or stepped footprint pattern to accommodate the angle of Evans Street. The Applicant should consider mimicking this pattern in order to re-establish the street wall in this location. Furthermore, pulling the building closer to Evans Street *may* improve access for fire apparatus.

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

This plan will be placed on the May 9, 2024 Planning Commission agenda. Please let us know who will be attending in person. As a sketch plan submission, no formal action is required from the Planning Commission; however, since this plan qualifies for Site Plan review, then the Planning Commission may make recommendations to the Zoning Hearing Board regarding the overall plan.

Sincerely,



Darlene L. Heller, AICP
Assistant Director of Planning and Zoning

C.	Basel Yandem	Joseph Ingaglio, Bustamante Engineers
	Emanuel Machado	Justin Dinardo, Bustamante Engineers
	Geoffrey Karanja	Scott Voelker, Eggmanick Design
	Mike Reich	Bryan Beck, Mohawk Contracting & Development
	Olivia Teel	
	Greg Cryder	

Enclosure

PUBLIC WORKS

Engineering

1. Existing and proposed features, including, but not limited to, utilities, profiles, landscaping, lighting and details shall be shown on separate plans.
2. Existing and proposed lot monuments/iron pins shall be shown.
3. Existing and proposed impervious coverage areas shall be shown. A stormwater fee may be charged for increase in impervious area.
4. Deficient sidewalk along the entire property must be removed and replaced. Curb may also be required to be replaced and will be evaluated at the time of land development review.
5. In accordance with Ordinance No. 4342, at the time of 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.
6. 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 USB flash drive 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.

Electrical

1. Provide a lighting/photometrics plan. Include the design for the parking lots and the exterior of the building, including the ramp and all the entrances (this is also included as a zoning comment).

Traffic

1. At the submission of the Preliminary/Final Land Development Plan, provide traffic counts, as per the 9th Edition of the ITE Trip Generation Manual.

2. At the submission of the Preliminary/Final Land Development Plan, if a traffic study is required, then provide an escrow fee in the amount of \$2,500; Ref. Resolution No. 14,589, adopted April 5, 2005.

Forestry

1. Submit a landscape plan for comment/review.

FIRE

The City of Bethlehem Fire Department currently enforces the 2018 Edition of the International Fire Code in its entirety including Appendices, with local amendments, as adopted in Article 1501 of the Codified Ordinances of the City of Bethlehem, Ordinance 2022-15.

A condensed version of Article 1501/Ordinance 2022-15 listing the common items that affect Land Development Projects is attached at the end of this document for reference. For a copy of the full ordinance please visit: <https://www.bethlehem-a.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000 lbs. (Refer to International Fire Code, 2018 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 side of the building (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information.).
2. The only available aerial access will be along Evans St. The Applicant shall work with the City's Fire Marshall on options to address the aforementioned requirement (Current issues observed in this area which restrict aerial access include: trees, street parking, road width/space to set up an aerial truck).
3. The following drawings are required to be submitted for Fire Department Review of Land Development Plans:
 - a. Utility plan including water supply showing fire hydrants on or near property,
 - b. Turning Plan,
 - c. Site Plan,
 - d. Grading Plan

Additional drawings may be required based on the individual project.

Please contact the City of Bethlehem Fire Department office at: 610-865-7143, or email Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov), or Chief Fire Inspector Michael Reich (mreich@bethlehem-pa.gov), with any questions, referenced Fire Code requirements or to obtain any documents required to complete the submittal for review.

ZONING

1. 1322.02(c)(1)(i), Provide a Statement of Intent on the Record Plan. The statement shall include consolidation of three parcels into one ~0.4461 acres or 19,434 SF parcel and the construction of a three-story structure containing a total of 37 multi-family dwellings (apartments). Also include the number of studios (1), one-bedroom (29) and two-bedroom (7) dwellings, the total number of off-street parking spaces (50) and a brief description of site amenities.
2. Provide a note on the record plan, "The parcel 1004 Evans Street shall not be separately conveyed and shall be maintained as off-street parking exclusively for the dwellings at 934-946 Evans Street, as long 934-946 Evans Street contains multi-family dwellings."

3. Indicate the location of bicycle racks on the Site Plan; provide the number of spaces and distance from the bicycle rack(s) to the building entrance(s).
4. Provide a note on the record plan, “The current landowner shall be responsible to ensure that the hitch, rack or locker continues to be available and is well maintained and is replaced if damaged or removed. If the hitch, rack or locker is within a street Right of Way, a City encroachment permit shall be required.”.
5. Provide a photometrics plan for the parking lot and other exterior lighting; Ref. 1318.25.

GENERAL

1. A recreation fee of \$55,500 will be required at the time of execution of the developer’s agreement.
2. The final land development submission shall also include a separate sheet for subdivision (Lot consolidation) and zoning data for each parcel and the consolidated parcel.
2. Environment Advisory Council (EAC) comments will be included at the time of submission of Preliminary/Final Land Development.
3. Lehigh and Northampton Transportation Authority (LANTA) comments will be included at the time of submission of Preliminary/Final Land Development Plans.
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.



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BILL NO. 15-2022

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA, AMENDING
ARTICLE 1501 OF THE CODIFIED ORDINANCES OF
THE CITY OF BETHLEHEM TITLED
FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That Article 1501 of the Codified Ordinances of the City of Bethlehem, titled "Fire Safety and Code Enforcement Inspection Fees" as presently enacted is hereby restated and re-enacted as follows:

ARTICLE 1501

FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

- 1501.01 Authority
- 1501.02 Permits Required
- 1501.03 Inspection
- 1501.04 Adoption
- 1501.05 Modifications to 2018 International Fire Code

CROSS-REFERENCES

2018 International Fire Code - International Code Council
Article 150 of the Codified Ordinances of the City of Bethlehem - Codes Board of Appeals
Article 746 of the Codified Ordinances of the City of Bethlehem - Consumer Fireworks
DOT 49 CFR Parts 100-185 - United States Department of Transportation regulations
Optional Third Class City Charter Law Act of July 15, 1957, P.L. 901, as amended
Pennsylvania Uniform Construction Code 34 Pa.Code § 403

1501.01 AUTHORITY.

The City of Bethlehem Fire Department, Bureau of Inspections is hereby charged with the enforcement of this Article.

1501.02 PERMITS REQUIRED.

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Permits required by the International Fire Code (current edition) shall be obtained from the Fire Code Official. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

A fee for each permit shall be paid in accordance with the fee schedule as is set forth by resolution of Council of the City of Bethlehem, Pennsylvania.

1501.04 ADOPTION

The 2018 International Fire Code (hereafter "IFC") published by the International Code Council, which is part of the Pennsylvania Uniform Construction Code pursuant to 34 Pa.Code § 403.21(a)(8), is hereby adopted in its entirety and made part of this Article subject to the modifications implemented hereinafter and/or by subsequent ordinance(s) of the City of Bethlehem (~~strikeouts~~ identify proposed deletions and underlined text identify proposed insertions to the 2018 IFC).

101.1 Title These regulations shall be known as the *FIRE CODE* of The City of Bethlehem, hereinafter referred to as "this code".

101.2.1 Appendices B, C, D, E, F, H, I, L, are adopted as part of this code.

1501.05 MODIFICATIONS TO 2018 INTERNATIONAL FIRE CODE.

(b) § 105.6.15 of the IFC shall be amended to read as follows:

105.6.15 Fire hydrants and valves. Approval from the Bethlehem Water Authority or its designee is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

Exception: A permit is not required for authorized employees of the Bethlehem Water Authority or its designee that supplies the system or the fire department to use or operate fire hydrants or valves.

(d) § 105.6.39 of the IFC shall be amended to read as follows:

105.6.39 Private fire hydrants. Approval from the Bethlehem Water Authority and the Fire Code Official is required for the removal from service of private fire hydrants.

Exception: Approval from the Bethlehem Water Authority and the Fire Code Official is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

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(g) § 105.7.19 of the IFC shall be amended to read as follows:

105.7.19 Private Fire Hydrants. A construction permit is required for the removal or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(k) § 109.1 of the IFC shall be amended to read as follows:

109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, the Board of Appeal identified in Article 150 of the Codified Ordinances of the City of Bethlehem and/or occasionally known as the "Codes Board of Appeals" shall have exclusive jurisdiction, subject to any right of further appeal therefrom.

(m) The definition of the term "approved" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

Approved. Acceptable to the fire code official, as evidenced by his/her written approval.

(o) The definition of the term "fire code official" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

FIRE CODE OFFICIAL. The fire chief or other designated authority, including the Fire Marshal of the City of Bethlehem, charged with the administration and enforcement of the code, or a duly authorized representative. The terms "Fire Marshal of the City of Bethlehem" and "Fire Code Official" shall be interchangeable in this and any other ordinance or resolution of the City of Bethlehem.

(z) Add the following subsection to the IFC:

505.1.1 Only addresses approved and verified by the Department of Public Works Bureau of Engineering will be acceptable.

(aa) § 507.3 of the IFC shall be amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method determined by Department of Water and Sewer Resources.

507.3.1 Fire flow testing. The fire code official, Department of Water and Sewer Resources or its designees shall be notified prior to conducting fire flow testing. Fire flow tests shall be witnessed by the fire code official, Department of Water and Sewer Resources or its designees and approved documentation of the test and results shall be provided to the Department of Water and Sewer Resources.

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(bb) §507.4 of the IFC shall be amended to read as follows:

507.4 Water supply test. The fire code official and Department of Water and Sewer Resources or its designees shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official and Department of Water and Sewer Resources or its designees or approved documentation of the test shall be provided to Department of Water and Sewer Resources prior to final approval of the water supply system.

507.4.1 The property owner is responsible for installation and maintenance of water supply for construction projects until the water system is accepted/approved by the Department of Water and Sewer Resources, and responsibility for the system is formally turned over to the Department of Water and Sewer Resources.

(cc) § 507.5.1 of the IFC shall be amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the Department of Water and Sewer Resources

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall not be greater than 500 feet (152.4 m).

2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall not be greater than 500 feet (152.4 m).

(dd) Insert 901.6.3.2, 901.6.3.2.1, 901.6.3.2.2

901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be provided by the company performing the inspection(s) to the Office of the Fire Marshal, unless an alternate designee is specified by Resolution approved by the City Council of the City of Bethlehem.

Insert 901.6.3.2.1 Records shall be provided per City of Bethlehem Resolutions 2018-214 and 2018-222

Insert 901.6.3.2.2 Records shall be provided within 30 days of the date of inspection, testing, or maintenance

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(ee) § 903.4.2 of the IFC is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated.

(ff) The following subsection is added:

905.3.9. Large Area Buildings: The City requires Class I standpipes to access any portion of a building's interior which is more than 250 feet from the nearest approved point of fire department access or the nearest Class I standpipe connection. This distance shall be measured along a path of travel where fire hose can be deployed for fire suppression activities.

(gg) 905.4.1 Shall be modified to read:

905.4.1 In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, when present, unless otherwise approved by the fire code official

(hh) § 906.1 of the IFC shall be amended to read as follows:

906.1 Where required, portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies without exception.