

**PETITION OF PENNSYLVANIA AVENUE DEVELOPMENT, LLC FOR
AMENDMENT TO THE CITY OF BETHLEHEM ZONING ORDINANCE**

Pennsylvania Avenue Development, LLC ("Petitioner"), by and through its attorneys, Eastburn and Gray, P.C., hereby petitions the Bethlehem City Council for an amendment to the Zoning Ordinance of the City of Bethlehem ("Zoning Ordinance") pursuant to the provisions of Section 1326.02(d) of the Zoning Ordinance and in support thereof its Petition avers as follows:

1. Petitioner is the owner of that certain 3-acre property located at 815 Pennsylvania Avenue in the City of Bethlehem (the "Property").
2. The Property is located within the City of Bethlehem's RS - Single Family Residential Zoning District.
3. The Property is used for a licensed personal care home facility.
4. Petitioner requests that the City Council amend the Zoning Ordinance to address the adaptive reuse of existing industrial uses located within the RS - Single Family Residential Zoning District and the RT - High Density Residential Zoning District.
5. The proposed amendment ("Amendment"), attached hereto as Exhibit "A", is proposed so as to facilitate the conversion of existing health care buildings into different health care uses.
6. The proposed Amendment is in accordance with the spirit and intent of the City of Bethlehem's Comprehensive Plan.
7. The proposed Amendment will not have any adverse effect on the surrounding neighborhood or the community.

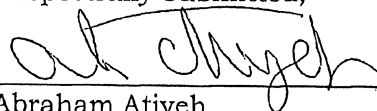
8. The proposed Amendment will not result in any adverse environmental impact.

9. The proposed Amendment will not result in the need for any major improvements or extensions of the water or sewer systems or to any aspect of the City's infrastructure.

WHEREFORE, Petitioner requests that the City Council forward this Petition and proposed Amendment to the Lehigh Valley Planning Commission and the City of Bethlehem Planning Commission in accordance with Section 1326.02(d) of the Zoning Ordinance and Section 609(e) of the Pennsylvania Municipalities Planning Code for review and comment; and, following review and comment, schedule a public hearing on the proposed Amendment in accordance with Section 1326.03 of the Zoning Ordinance and Section 609(b)(1) of the Pennsylvania Municipalities Planning Code.

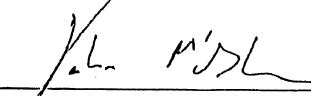
Respectfully submitted,

By:



Abraham Atiyeh
Principal of Pennsylvania Avenue
Development, LLC

By:



John A. VanLuvanee
John P. McShea
Attorneys for Petitioner

Sworn to and subscribed
before me this 24th day
of October, 2024


Notary Public

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH A. HANEY, Notary Public
Bucks County
My Commission Expires May 30, 2025
Commission Number 1066212