



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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April 30, 2024

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

RE: **(24-001 Sketch Plan Review) – 24030006 – 312 HANOVER STREET – SKETCH PLAN REVIEW – Ward 10, Zoned RT, plans dated March 12, 2024.**

At its April 11, 2024 Meeting, the Planning Commission took no formal action on the sketch plan; however, exercised their option to submit comments as a site plan review and where the project requires zoning relief.

The Commissioners requested clarification on the following items:

1. Unit density; whereas the plans indicate eight dwellings and the zoning chart indicates nine dwellings.
2. Refuse collection, describe how and when this will occur, via totes or a dumpster, and if the later, then identify the dumpster location and screening method(s).
3. Provide colored and annotated architectural elevations. It was suggested that the rear elevation was equally important due to its visibility and should have finishes that reflect a front façade.

The Commissioners expressed their concern relative to the following items:

1. Vehicle access for fire apparatus from Rausch Street.
2. Traffic control on Rausch Street between Filbert Street and Spring Street.
3. The lack of screening of vehicles and specifically for headlights that would shine directly onto adjacent dwellings. It was suggested that the neighbors be consulted as to what type(s) of screening should be provided.

The Planning Commission also recommended that the Zoning Hearing Board consider the comments related to the overall land development that are included in the City's April 8, 2024 Review Letter, attached hereto.

Sincerely,

Darlene L. Heller
Director of Planning and Zoning

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Enclosure