

# CITY OF BETHLEHEM

## Inter-Office Memorandum

**SUBJECT:** Rezoning Request from BPG Investments II, LLC ("Petitioner")  
Subject Parcel(s): 11-15 W. Garrison Street ("Parcels")

**TO:** Darlene L. Heller, Director of Planning and Zoning

**FROM:** Tad J. Miller, City Clerk

**DATE:** January 7, 2025

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Attached is a rezoning petition with associated documents ("Rezoning Request") submitted by the above-referenced Petitioner in connection with a request to rezone the above-referenced Parcels. Petitioner has requested that the City rezone the Parcel from RT (High Density Residential) to CB (Central Business).

It is anticipated that the Rezoning Request communication will be read into the record at the January 7, 2025 City Council meeting. A public hearing on this Rezoning Request will be scheduled in the near future.

### REQUESTS

1. Please forward this Rezoning Request to the City Planning Commission for its review and potential comment at its next meeting.
2. Additionally, please conspicuously post notice of the Public Hearing, at least one (1) week prior to the hearing date, at points deemed sufficient along the perimeter of the Parcel(s) to notify potentially interested residents.
3. Also, please provide the Law Bureau with an address list of any abutting real property owners and owners of real property within the affected area, to allow the bureau to provide such notice at least thirty (30) days prior to the Public Hearing date.

Thank you for your assistance and please let me know if you have any questions.

  
Tad J. Miller  
City Clerk

### Attachments

cc: Members of Council  
Stephanie Steward, Esq.  
Mayor Reynolds  
L. Collins  
C. Peiffer  
B. Yandem  
C. Bartera



**KOLB, VASILADIS, FLORENZ & RECCHIUTI, LLC**

ATTORNEYS AT LAW  
60 WEST BROAD STREET, SUITE 303  
BETHLEHEM, PENNSYLVANIA 18018-5721

Constantine M. Vasiliadis

Michael D. Recchiuti\*

\*Admitted in New York

Tel. 610-865-4611

Fax 610-974-8307

Jacob S. Kolb

(1949-2011)

Paul A. Florenz

(1979-2018)

December 30, 2024

VIA EMAIL AND HAND DELIVERY

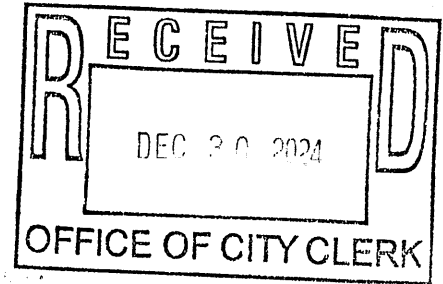
City Clerk

Bethlehem City Council

City of Bethlehem

10 East Church Street

Bethlehem, PA 18018



Re: Petition for Amendment to City of Bethlehem Zoning Ordinance/Map  
11 West Garrison Street (PIN P6NEW1A-25-13-0204)  
15 West Garrison Street (PIN P6NE1A-25-12-0204)

Dear Sir or Madam:

On behalf of BPG INVESTMENTS II LLC, enclosed please find a Petition for Amendment to the City of Bethlehem Zoning Ordinance for a map change. This petition is submitted in accordance with Section 1326.01 of the Zoning Ordinance and includes metes and bounds descriptions of the parcels to be rezoned. A check in the amount of \$200.00 payable to the City of Bethlehem for the filing fee is enclosed. Additionally, ten (10) large site plans and preliminary plans for land development are included herewith.

The petitioner is seeking to change the zoning designation on 11 West Garrison Street (PIN P6NEW1A-25-13-0204) and 15 West Garrison Street (PIN P6NE1A-25-12-0204) from the current RT- High Density Residential District to CB-Central Business District. The petitioner is seeking to change the zoning on these parcels to match adjacent parcels it owns for purposes of the construction of a mixed-use land development project. The petitioner will be proposing a land development plan to consolidate the parcels and for construction of a 70-unit apartment building with commercial/retail spaces on the first floor.

Kindly notify me of the costs for advertising and publishing the legal notice of this Petition and the public hearing, and I will issue a check for the payment of those costs in accordance with Section 1326.02(d) of the Zoning Ordinance.

Bethlehem City Council  
December 30, 2024

Kindly return a time-stamped copy of the Petition to me as confirmation of the receipt of the Petition by your office. Additionally, kindly provide notice of the date and time of the hearing on the Petition and any other meetings at which the Petition will be on the agenda, including the Planning Commission.

Should you have any questions, or require any additional information please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Recchiuti", with a long horizontal flourish extending to the right.

Michael D. Recchiuti

MDR/bm

cc: Gabe and Drew Moyer (via email)

Encs.

PETITION FOR BPG INVESTMENTS II LLC FOR AMENDMENT  
TO THE CITY OF BETHLEHEM ZONING ORDINANCE

BPG INVESTMENTS II LLC (“Petitioner”), by and through its attorney Michael D. Recchiuti, Esquire of Kolb, Vasiliadis, Florenz & Recchiuti, LLC, respectfully submit this petition for a revision to the zoning map of the City of Bethlehem, as more full set forth herein:

1. Petitioner is BPG INVESTMENTS II LLC, a Pennsylvania limited liability company with a registered office located at 24 West Broad Street, Bethlehem, PA 18018 and the owner of the parcels located at 11 West Garrison Street (PIN P6NEW1A-25-13-0204) and 15 West Garrison Street (PIN P6NE1A-25-12-0204), which are more particularly described in Exhibits A and B, attached hereto (hereinafter “subject properties”).
2. The subject properties are presently in the RT-High Density Residential District zoning district.
3. The subject property at 15 West Garrison Street is currently used for single family residential housing, while the subject property at 11 West Garrison Street is currently a 2 unit building.
4. Petitioner is also the owner of adjacent parcels located at 14 West North Street (PINP6NE1A-25-18-0204), 701 North New Street (PINP6NE1A-25-17-0204), 707-709 North New Street (PINP6NE1A-25-16-0204), 713 North New Street (PINP6NE1A-25-15-0204), 715 North New Street (PINP6NE1A-25-14B-0204), 717 North New Street (PINP6NE1A-25-14A-0204) and 719 North New Street (PINP6NE1A-25-14-0204), which parcels are all located in the CB-Central Business District zoning district.
5. Petitioner requests that City Council amend the zoning map for the City of Bethlehem to change the zoning of the subject properties from the current RT- High Density Residential District to CB-Central Business District to match Petitioner’s adjacent parcels.

6. Petitioner is planning to present a subdivision and land development plan to consolidate the subject properties together with the other parcels it owns to form one parcel and is proposing to build a 70-unit mixed use apartment building with first floor commercial uses on North New Street on the consolidated parcels. Copies of the preliminary plans are included in the submission package.
7. The RT zoning does not permit a mixed-use development, but the CB zoning already allows for the proposed mixed-use development.
8. The proposed map change would allow Petitioner to utilize the subject properties for the proposed mixed-use development.
9. The subject properties were in the CB-Central Business District prior to April 2005, when they were changed to their current zoning.
10. The proposed amendment to the zoning map is in accordance with the spirit and intent of the City of Bethlehem's Comprehensive Plan in that it would encourage mixed-use development and promote economic growth in an area suitable for commercial uses.
11. The proposed amendment would also improve land use efficiency to allow for a higher-density, mixed-use development that better utilizes the land.
12. The proposed amendment would also be consistent with the City of Bethlehem's Opening Doors study, which indicated a need for residential development in the City of Bethlehem, and proposed rezoning as one of the methods to create new development.
13. The petitioner does not believe the proposed amendment will have any adverse effect on the surrounding neighborhood or community, nor any environmental impact.

WHEREFORE, Petitioner respectfully requests that the City Council for the City of Bethlehem revise the City's Zoning Map by amending the Zoning Map by reclassifying the


subject properties from the RT- High Density Residential District to CB-Central Business District.

Respectfully submitted,

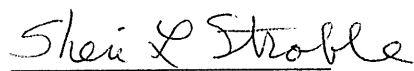
BPG INVESTMENTS II LLC

By:   
Drew Moyer, Member

By:   
Gabe Moyer, Member

  
Michael D. Recchiuti, Esquire  
Attorney for Petitioner

Sworn to and subscribed  
Before this 27<sup>th</sup> day of  
December, 2024.

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Sheri L. Stroble, Notary Public  
Northampton County  
My commission expires May 12, 2027  
Commission number 1111705  
Member, Pennsylvania Association of Notaries

**Area of Rezoning Request**  
**(High Density Residential to Central Business District)**  
**City of Bethlehem**  
**Ward 9, Block 1A**  
**Northampton County**  
**11 West Garrison Street**

**ALL THAT CERTAIN** tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a plan prepared by Kenneth R. Hahn R.S. Drawing No. 81-151, dated July 22, 1981, known as 11 West Garrison Street, bounded and described as follows:

**BEGINNING** at a point on the southerly right-of-way line of West Garrison Street, (50 feet wide), said point being located 90 feet westerly of the west side of North New Street;

**THENCE** extending along the northerly property line of land now or late Edward Menner, North 85 degrees 00 minutes West, 30.00 feet to a point;

**THENCE** extending along the easterly property line of land now or late W. J. Shennan, North 5 degrees 00 minutes East, 68.00 feet to a point on the southerly right-of-way line of West Garrison Street;

**THENCE** extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 30.00 feet to the place of BEGINNING.

**CONTAINING** 2,040 square feet.

Subject to any pertinent facts that a title search might disclose.

**EXHIBIT A**

**Area of Rezoning Request**  
**(High Density Residential to Central Business District)**  
**City of Bethlehem**  
**Ward 9, Block 1A**  
**Northampton County**  
**15 West Garrison Street**

**ALL THAT CERTAIN** tract or parcel of land situate on the southerly side of West Garrison Street, between Main and North New Streets, in the City of Bethlehem, County of Northampton Commonwealth of Pennsylvania, known as 15 West Garrison Street, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of West Garrison Street, (50 feet wide), said point located 120 feet westerly of the west side of North New Street;

THENCE extending along the westerly property line of land now or late Nelson Keat and wife, South 5 degrees 00 West, 32.50 feet to a point;

THENCE extending along the northerly property line of Lot 17 West North Street, North 85 degrees 00 minutes West, 32.50 feet to a point;

THENCE extending along the easterly property line of land now or late Mary E. Wilbur and Catherine J. Heller, North 5 degrees 00 minutes East, 102.00 feet to a point on the southerly right-of-way line of West Garrison Street;

THENCE extending along the southerly right-of-way line of West Garrison Street, South 85 degrees 00 minutes East, 32.50 feet to the place of BEGINNING.

CONTAINING 3,315 square feet.

Subject to any pertinent facts that a title search might disclose.

**EXHIBIT B**