

**CITY OF BETHLEHEM**

**Inter-Office Memorandum**

**SUBJECT:** Rezoning Request from DB6, Inc. and DB3, LLC ("Petitioner")  
Subject Parcel(s): 8<sup>th</sup> Avenue and Martin Court ("Parcels")

**TO:** Craig Peiffer, Assistant Director of Planning and Zoning

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

**DATE:** February 13, 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 Parcels from a CMU Zoning District to A CS Zoning District.

It is anticipated that the Rezoning Request communication will be read into the record at the February 18, 2025 City Council meeting. A public hearing on this Rezoning Request will be scheduled in the near future, tentatively April 1.

**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



CITY LINE PLAZA, SUITE 106  
2005 CITY LINE ROAD  
BETHLEHEM, PA 18017  
P. 610-867-3900  
F. 610-867-9727

**B&T**  
**BENNER | TROVATO**  
ATTORNEYS AT LAW

DENNIS E. BENNER PA  
GARRETT R. BENNER PA  
BRANDON M. BENNER PA  
FRANK J. TROVATO PA & NJ  
PAUL J. BENDER PA & NJ

January 29, 2025

**RECEIVED**  
JAN 30 2025

City of Bethlehem  
10 E. Church Street  
Bethlehem, PA 18018

**OFFICE OF CITY CLERK**

**Attn: City Clerk**

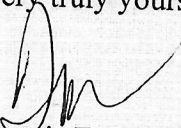
**RE:   *Citizen Petition to Rezone 8<sup>th</sup> Avenue & Martin Court***

To Whom It May Concern:

Please find enclosed Citizen's Petition to Rezone Property at the above location. Also included is the required Certificate of Ownership, Metes and Bounds Description, 10 copies of the Site Plan for the area to be rezoned, and a check in the amount of \$200.00 for the Application Fee.

Please process in your normal manner. If there are any questions feel free to contact me.

Very truly yours,



Dennis E. Benner

DEB\lfj

Enclosure\stated

cc:   Laura Colline  
lcollins@bethlehem-pa.gov

**CITIZEN PETITION FOR REZONING  
ON BEHALF OF DB3, LLC AND DB6, INC.**

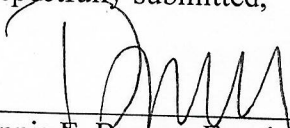
**TO: THE HONORABLE MEMBERS OF CITY COUNCIL  
OF THE CITY OF BETHLEHEM**

Pursuant to Article 1326 of the Bethlehem Zoning Code let this Petition serve as a request to rezone parcel 642811698449-6 owned by DB6, Inc. and part of Parcel 642811001173-1 owned by DB3, LLC (1.070 acre tract) as set forth on the attached Exhibit "A" from a CMU Zoning District to a CS Zoning District.

The intended use for the request is to build an upscale car wash and/or a restaurant. Since the initial CMU designation, the land area has changed to a more commercial area. It is Petitioner's belief this request will not cause any adverse harm to adjoining properties.

Applicant further agrees to be financially responsible for all costs associated with this request.

Respectfully submitted,

  
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Dennis E. Benner, Esquire  
Attorney for DB3, LLC  
and DB6, Inc.

Dated: January 25<sup>th</sup>, 2025



**CERTIFICATE OF OWNERSHIP**

I, **DENNIS E. BENNER**, hereby certify that I am the sole owner of both DB3, LLC and DB6, Inc., applicants for a Citizens Zoning Change Petition with the City of Bethlehem.

WITNESS:

Lorrie Heffentrager

DB3, LLC

By: [Signature]  
Dennis E. Benner, Member

ATTEST:

By: Lorrie Heffentrager

DB6, INC.

By: [Signature]  
Dennis E. Benner, President

Commonwealth of Pennsylvania )

County of Lehigh )

On this the 28th day of January, 2025, before me, a notary public, the undersigned officer, personally appeared **DENNIS E. BENNER**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
Linda F. Jones, Notary Public  
Lehigh County  
My commission expires August 5, 2028  
Commission number 1080213  
Member, Pennsylvania Association of Notaries

[Signature]  
Notary Public





## Exhibit

Area of Rezoning Request  
Lands owned by DB3, LLC  
Lehigh County Tax Parcel Number F11SW4b-5-2  
City of Bethlehem, Lehigh County, Pennsylvania

All that certain lot, area or parcel of land located on the north side of Martin Court, east of lands now or former of 23 Just Road I, LP, south of lands now or former of DB3, LLC and west of 8<sup>th</sup> Avenue, in the City of Bethlehem, County of Lehigh, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at the centerline intersection of 8th Avenue and Martin Court, thence;

1. In a westerly direction +/- 310' along the centerline of Martin Court to a point, thence;
2. In a northerly direction +/-395' along lands now or former of the following; 23 Just Road I, LP, Kenneth Reber, William Ferry, and Helen Balik to a point, thence;
3. In a easterly direction +/- 196' along lands now or former of DB3, LLC to a point, thence;
4. In a southerly direction +/-83' along the same to a point, thence;
5. In a easterly direction +/- 305' along the same to a point, thence;
6. In a southerly direction +/- 340' along the centerline of 8th Avenue to the aforementioned point of beginning.

CONTAINING approximately 4.2 acres of land more or less.

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

P:\Lehigh County\City of Bethlehem\CN-16-073 Plaza on 8th\doc\zoning boundary description.docx

Bethlehem

Wescosville

Kresgeville

Environmental • Highways • Municipal • Planning • Subdivisions