



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

August 8, 2025

Macada Partners

David Ronca

RE: **(25-005 Sketch Plan Review) – 25060004 – 1800 & 1804 CALYPSO AVENUE – SKETCH PLAN REVIEW – Ward 13, Zoned RS, plans dated July 1, 2025.**

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.

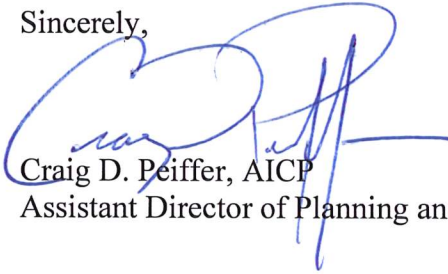
At this point we offer the following sketch plan comments:

1. Zoning Relief. The Applicant shall submit an Appeal Application for the following relief:
  - a. A Use Variance to permit three sets of single-family semi-detached dwellings (twins), Ref. Section 1304.01(b)(1).
  - b. A Dimensional Variance to reduce the minimum side yard setback; whereas 25' is required, and 10' is proposed; Ref. Sections 1306.01(a)(2) and 1306.07.
2. The neighbor context includes predominantly brick or a combination of brick and siding facades. The Applicant should consider a brick base at the first floor and brick details on the upper floor.
3. The existing neighborhood context includes, to the west and north, two-story structures with gable roofs containing multi-family dwellings, n/f Oak Hollow Apartments and located within the RT District; to the south, two-story structures with gable roofs containing single-family attached dwellings and located within the RS District and to the east a one-story structure with a gable roof containing a single-family detached dwelling and located within the RS District. The Planning & Zoning Bureau supports denser residential development at this site for the following reasons:
  - a. The subject parcel is adjacent to the RT – High Density Residential Zoning District with no separation between district boundaries.
  - b. The adjacent parcel to the north and west contains multi-family dwelling units and to the south single-family attached dwelling units; both of which are developed at a higher density than what is permitted within the RS District.
  - c. The addition of two-story, single-family, semi-detached dwellings creates an appropriate transition between two-story, multi-family dwellings and two-story, single-family, attached dwellings and into the neighborhood of one and a half story Cape Cod-style dwellings and one-story Ranch-style dwellings.

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

**This plan will be placed on the August 14, 2025, 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, but since this plan qualifies for Site Plan review, Ref. 1322.02(a)(1), then they may make recommendations to the Zoning Hearing Board, as applicable, regarding the plan.

Sincerely,



Craig D. Peiffer, AICP  
Assistant Director of Planning and Zoning

C. Basel Yandem  
Adam Herbold  
Cathy Fletcher  
David Taylor

Craig Baer  
Ryan Knause  
Olivia Teel

Robert Taylor  
Greg Cryder  
Mike Halbfoerster

James Preston, Esq.  
Broughal DeVito

## Additional Comments Related to the Overall Land Development

### **PUBLIC WORKS**

#### **Stormwater Engineering**

1. Existing and proposed impervious coverage shall be shown on the recorded sheet in square feet. A stormwater fee may be charged for increase in impervious areas.

#### **Sanitary Engineering**

1. 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.

#### **Miscellaneous Engineering**

1. Existing and proposed features, including, but not limited to, utilities and trees, shall be shown on separate plans.
2. The proposed units will be addressed as follows, starting with the easternmost unit and ascending westward.
  - a. 1800, 1802, 1806, 1808, 1812, 1814 – All using Calypso Ave.
3. The consolidated parcel will be known as 1800-1814 Calypso Ave.
4. Existing and proposed lot monuments/iron pins shall be shown on the plan. Monumentation is required at all points where the property lines intersect the public right-of-way.
5. A Legal description of the newly consolidated lot and a copy of the Lehigh County Recorder of Deeds Receipt shall be submitted to the City.
6. Per Article 921.02(f) of the codified ordinance each dwelling must have a separate and independent connection to the public sanitary sewer system.
7. Water and sewer laterals should be separated by a minimum of 10 LF horizontally and be non-intersecting where possible; this separation should be dimensioned on the utility plan.
8. After a building permit is obtained, the applicant shall be required to obtain permits from the Bureau of Engineering for the construction of the driveway, sidewalk, curbing, and utility connections. A warrant of survey shall also be required to set the proposed curbline.
9. A 10' drainage and utility easement is required along the sides and rear of the property. The following note shall be added to the plans:
  - a. The drainage easement provides for the flow of storm water across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of storm water, and any such proposed provision shall be approved in writing by the City Engineer.
10. The following notes are required on 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 PC compatible CD Rom 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.

## **Traffic**

1. Submit trip generation calculations for the plan, so that it can be determined if a traffic study is required per the SALDO, Section 1347.14.

## **Forestry**

1. Submit a landscape plan with requirement calculations. Landscaping shall include, but is not limited to, replacement trees, street trees, parking lot trees, buffer plantings and foundation plantings.

## **ZONING**

1. Single-Family Semi-Detached Dwellings are not a permitted use in the RS Zoning District, Ref. ZO §1304.01(b)(1).
2. Site data table incorrectly cites an 8' minimum side yard setback as 'required'; whereas this shall be revised to 25'; Ref. ZO §1306.07 and §1306.01(a)2.
3. Applicant has shown a side yard setback that appears to be lifted from an allowance for certain Townhouse configurations in higher density districts where that use (Townhouse) is permitted: "The following provisions apply to single family attached dwellings (townhouses): The side yard setback requirements shall be reduced to 10' for developments that do not exceed 4 units in a row for the entire development." [ZO §1306.01(a), footnote (c)]. If a use variance is approved, then ZO §1306.07 requires a 25' side yard setback ("...other allowed uses..."). An additional variance is required for the proposed reduced side yard setback.
4. Required off-street parking spaces cited in the Zoning Table should be revised to '2'; the allowance for 1.5 spaces per Dwelling Unit (DU) is only available for 1 or 2 bedroom 'apartment' units as part of a multi-family use. The proposed development meets the definition of 'single family attached dwellings;' Ref. ZO §1302.40(c) and §1319.01(a)(1)(ii).

## **GENERAL**

1. A Recreation Fee of \$9,000.00 shall be paid at the time of execution of the developer's agreement.
2. Add a Statement of Intent to the plan: Consolidate two vacant parcels and construct three sets of single-family semi-detached dwellings (twins), for a total of six dwelling units. Each structure would be two stories in height with gable roofs, and each would contain two off-street parking spaces (one garage space and one driveway space).
3. Denote the type of vegetative ground cover proposed for non-paved or built areas. The use of hardscape, such as gravel or rock, should only be used where it is deemed to be necessary to control stormwater, and only then to the extent necessary. Grades shall be sloped away from foundations to permit foundation plantings.
4. Add a note to the plan indicating that the parcel is neither located within the floodway nor any special flood hazard area; Ref. FEMA FIRM 42095C0306E, effective on 7/16/2014.
5. Environment Advisory Council (EAC) comments will be included at the time of submission of Preliminary/Final Land Development Plans.
6. The Lehigh and Northampton Transportation Authority (LANTA) comments will be included at the time of submission of Preliminary/Final Land Development Plans.
7. 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
8. The developer has expressed an interest in the future subdivision of the dwellings to create six fee-simple lots. If this proceeds, then the developer should plan for the minimum 2.5' setback for driveways located in the front yard; Ref. 1319.02(g)(4). This article also requires the setback to be maintained in vegetation.