



CITY OF BETHLEHEM

10 E Church St, Bethlehem, PA 18018

Re: 620 & 622 Ridge Street Reconstruction

Special Exemption explanation / narrative

To Whom It May Concern:

Seeking a Special Exception to allow for the construction of a single family "town home" on a moderately undersized lot.

I own two adjoining lots, 620 and 622 Ridge Street in Bethlehem, PA. At one time, as recently as in the 1990s, a home was on the two lots as evidenced by the attached picture from the Northampton County Tax Assessment records. The home fell in despair because the owners had passed away with no subsequent owner and was eventually demolished. A sewer lateral and gas line to the lots remain from the previous, now demolished, home.

My intention is to build a narrow townhome style, single family home on the to be consolidated two lots. The consolidated lot size will be 35' wide by 70' deep, which falls just slightly under the currently stipulated minimum lot width of 40'; dwelling of 20 to 22 feet in width, while taking advantage of the depth of my lot to incorporate a forward-facing garage and driveway, common to this style of home. Please see the included floor plan.

This construction will be a fine improvement for the area, developing an empty, eye sore lot while expanding the tax base, adding affordable housing, with adequate parking, to a neighborhood and community desperately in need of same.

The renewing of our City depends on forward thinking that addresses issues we all face. Given the housing crisis that affects so many working families in our area, placing a brand new home back on a vacant, unused plot where one has previously stood is a common sense initiative.

Thank you in advance for your consideration,

Robert Dandi, applicant

Attachments