

PROJECT NARRATIVE FOR 539 BRIGHTON ST., BETHLEHEM, PA

The subject property is located at 539 Brighton St., on the south side of the City. The property is located in the RG Zone (medium density).

The Applicant proposes to remove an existing, dated, 1-Story single-family home and construct a Six (6) Unit, Single-Family Attached, Townhome cluster, consisting of 3-Bed/2.5-Bath living units. A six (6) unit apartment building is a "by-right" permitted use; however, applicant believes the Townhomes are a much better fit, in the context of the surrounding properties.

Due to the lot's shape and south-to-north sloping topography, Applicant believes the proposed Townhome units would be best sited in a west-facing, contiguous row, as opposed to two multi-unit clusters.

The proposed Townhome development will meet all other requirements of zoning as to use, building height, setbacks, parking, etc. Applicant will develop the property in conformity with the submitted plans and elevations.

Applicant strongly believes the proposed Townhome development is very much in keeping with the existing neighborhood. The requested variance is reasonable and warranted, and will have no adverse impact to the surrounding neighborhood.

Similar, six (6) unit Townhome clusters are located immediately west of the subject property, along with many other multi-unit Townhome clusters, within the immediate vicinity of the project site.

The applicant provided a "*sketch*" submission to the City Planning Commission, and appeared before the Commission on November 13, 2025 to present and discuss the project. At the subject meeting City Planning Commission members expressed no opposition, and believed the project fit in well with the surrounding neighborhood and recent redevelopments, such as the Wilber Mansion project.