

**CITY OF BETHLEHEM, LEHIGH COUNTY
LEHIGH VALLEY HOSPITAL, INC.
SUPPLEMENTAL WRITTEN STATEMENT**

Applicant: Lehigh Valley Health Network, Inc. (“LVHN” or “Applicant”)
Owner: MT-LVHN40 LLC & MT-LVHN60 LLC
Property: Building A, 1490 8th Avenue and Building B, 1480 8th Avenue
(Formerly Part of a single tract known as 1170 Eighth Avenue)
Zoning District: Office Mixed Use (“OMU”)
Relief Sought: Variance of §1320.09(a)(2)(i) and §1320.09(a)(3)(iii)

The owners of the property, MT-LVHN40 LLC and MT-LVHN60 LLC, (hereinafter “Owner”), entered into two separate Lease Agreements dated July 15, 2022 with Lehigh Valley Health Network, Inc. (hereinafter “Applicant”). Applicant will be a tenant of the real property to be known as Building A, 1490 8th Avenue and Building B, 1480 8th Avenue, formerly known collectively as 1170 Eighth Avenue (collectively the “Property”), which is currently under construction and expected to be complete by Spring, 2025.

Existing Features

The subject Property consists of two separate tax parcels being PINs 642821280375 and 642822114947 and are located in the Office Mixed Use (“OMU”) Zoning District. The proposed use is that of a health center which will at least include an HNL Lab, an Express Care center and a Women’s Health Center. The Property will be comprised of two buildings surrounded by areas for parking and will be named Lehigh Valley Health Network Tower Place. The Property will be one of several mixed-use buildings in a large newly developed complex at the corner of 8th and Easton Avenue.

Relief Sought

A. A Variance From §1320.09(a)(2)(i)-Request to Allow Applicant to Erect Signs In Excess of 25 Feet Above Grade

The Applicant seeks a variance from of the City of Bethlehem Zoning Ordinance (the “Zoning Ordinance”) to allow the Applicant to erect §1320.09(a)(2)(i) signs on both buildings exceeding the current limitation of 25 feet above grade as depicted in the attached renderings. Applicant feels that the height of these signs as depicted in said renderings is necessary as there will be several buildings of various use in the complex. The height as proposed in these renderings will allow individuals who may be unfamiliar with the complex to quickly locate their healthcare provider.

B. A Variance From §1320.09(a)(3)(iii)-Request to Allow Applicant to Erect a Free-Standing/Monument Sign in Excess of 50 Square Feet

Applicant seeks a variance from §1320.09(a)(3)(iii) to allow for the construction of a free-standing double sided internally & externally illuminated monument sign exceeding 50 square feet

at the main entrance to the Property as depicted in the attached renderings. While the proposed size is in excess of the ordinance, Applicant believes it is necessary as it provides the necessary guidance for patients and individuals going to the Property as it is located in a large complex, which is being newly developed.

With regard to the EMC portion of this sign, Applicant will be in full compliance with §1320.07(s), including its subsections.

The Applicant further believes that these variances, if authorized, will not alter the essential character of the OMU in which the Property is located, nor will it substantially or permanently impair the appropriate use of the adjacent properties, or be detrimental to the public welfare.

Conclusion

For the reasons stated herein and additional reasons to be brought forth at the time of hearing, Applicants respectfully request the Zoning Hearing Board grant the Applicants' requested relief. The Applicant reserves the right to present additional hardship(s), evidence and testimony at the hearing.