



August 3, 2020

Planning Commission  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018

Subject: 1535 Butztown Road Major Subdivision  
Roadway Improvements Deferral Request

Dear Planning Commission Members:

On behalf of the Applicant, 565 West Lehigh Partners, LLC, Keystone Consulting Engineers, Inc. (KCE) hereby requests a deferral of Article 905 of the Codified Ordinances of the City of Bethlehem as it relates to the construction of curb and sidewalk along Butztown Road along the frontage of the subject property.

Due to the proximity and elevation of the existing dwelling on the subject property relative to Butztown Road, installation of required roadway improvements along the entire frontage is not feasible at this time as it would cause and/or necessitate: (a) construction of a 6-foot high retaining wall between and less than two (2) feet from the back of the proposed sidewalk and the covered front porch of the existing dwelling, possibly compromising the structural integrity of the stone building foundation; (b) reconstruction of a significant portion of the existing driveway and adjacent retaining walls resulting in an undesirably steeply sloping driveway; and (c) removal of two significant (3-4-foot trunk caliper) deciduous trees located between the existing dwelling and the road.

Instead, the Applicant proposes to install required roadway improvements along the property frontage to the extent feasible without negatively impacting the existing dwelling or driveway, as depicted on the subdivision plans for the project, and requests a deferral of the remaining improvements until such time as the existing dwelling is removed or the dwelling or property is modified, improved, or redeveloped in such a way that would reasonably accommodate the deferred frontage improvements or until so ordered by the City of Bethlehem Planning Commission. Furthermore, if the installation of deferred roadway improvements is required in the future, the cost of same shall be borne entirely by the owner of proposed Lot 20.

Thank you in advance for your thoughtful consideration of the above request.

Please do not hesitate to contact me if you have any questions or require additional information in advance of the upcoming public meeting.

Very truly yours,

**KEYSTONE CONSULTING ENGINEERS, INC.**

A handwritten signature in blue ink, appearing to read "Kevin J. Horvath", is written over the company name.

Kevin J. Horvath

Cc: Michael Alkhal, P.E., Public Works Director  
Tracy Samuelson, Assistant Director of Planning and Zoning  
Dominic A. Villani, 565 West Lehigh Partners, LLC