



2025-05

SITE ADDRESS: 1170 8th Avenue, Bethlehem, PA (Proposed Buildings A & B)

Office Use Only:

DATE SUBMITTED: _____

HEARING DATE: _____

PLACARD: _____

FEE: _____

ZONING CLASSIFICATION: _____

LOT SIZE: _____

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 EAST CHURCH STREET, BETHLEHEM, PA 18018

1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☒ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated _____
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☐ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: _____

SECTION 1

APPLICANT: Lehigh Valley Health Network, Inc.
Name
Address
Phone:
Email:

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.	
Name	MT-LVHN40 LLC & MT-LVHN60 LLC
Address	[REDACTED]
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	S. Graham Simmons, III, Esquire
Address	515 W. Hamilton Street, Suite 502
	Allentown PA 18101
Phone:	[REDACTED]
Email:	[REDACTED]

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach architectural plans and elevations depicting proposed alterations or new construction.
3. Attach photographs.
4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
5. If the real estate is presently leased, attached a copy of the present lease.
6. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

See Exhibit A attached.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: N/A

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b): See Exhibit A attached.

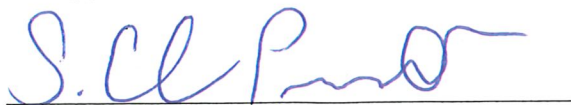
NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.


Applicant's Signature

1-17-25
Date

Property owner's Signature

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

**LOWER MACUNGIE TOWNSHIP, 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: 1170 8th Avenue, Bethlehem, PA, 18018 (formal address to be assigned)
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 located at 1170 8th Avenue, Bethlehem, Pennsylvania 18018 (hereinafter 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.