

**Narrative Re: 1431 Monocacy Street, Bethlehem, PA 18018**

Applicants are the owners of 1431 Monocacy Street, Parcel ID Number N6SW3B 5 4. The lot is an existing 7,800 square foot lot which contains one single family residence.

Applicants seek to subdivide the Property into two (2) 3,900 square lots and construct a new single family dwelling on the new lot and maintain the keep the existing dwelling on the other lot. The Property is located in between the RT Residential Zoning District and the IP Institutional Plan Zoning District in the RS Zoning District.

Historically, the Property was subdivided into two (2) lots as shown on the City Block Plan. This block and neighborhood were designed to accept high density residential development. The original City Block Plan evidences the same intended development.

The Property is surrounded by the following properties which all have lots which do not conform with the RS Zoning District and conform and align with the proposed development of the Property. The following properties are:

1. **210 W. Greenwich St., Bethlehem, PA 18018:** Owner: Moravian College  
Land Sq. Ft. 7753.18; Vacant Land No Structure
2. **1409 Monocacy St., Bethlehem, PA 18018:** Owner: Moravian College  
Land Sq. Ft. 3900; Lot Size 31x129
3. **1411 Monocacy St., Bethlehem, PA 18018:** Owner: Moravian University  
Land Sq. Ft. 3900; Lot Size 29x129
4. **1413 Monocacy St., Bethlehem, PA 18018:** Owner: Derek Gano  
End of Row; Land Sq. Ft. 2080; Lot Size 17x129

5. **1415 Monocacy St., Bethlehem, PA 18018:** Owner: Jie Floyd  
Middle of Row; Land Sq. Ft. 1820, Lot Size 15x129
6. **1417 Monocacy St., Bethlehem, PA 18018:** Owner: Drew  
Fackenthall  
Middle of Row Land Sq. Ft. 1820, Lot Size 15x129
7. **1419 Monocacy St., Bethlehem, PA 18018:** Owner: Glenn P.  
Werley  
End of a row; Land Sq.Ft. 2470; Lot size is irregular 17 x  
130
8. **1421 Monocacy St., Bethlehem, PA 18018:** Owner: Deborha L.  
Hendricks  
Twin Home, Sq.; Land Sq. Ft. 3380; Lot Size Irregular  
25x129
9. **1423 Monocacy St., Bethlehem, PA 18018:** Owner: Husky  
Lions, LLC  
Twin Home, Land Sq. Ft. 3770; Lot Size 31x129
10. **1435 Monocacy St., Bethlehem, PA 18018:** Owner:  
Lazaridis Dimiitrios  
**Multi-unit 2-4 Family,** Land Sq. Ft. 7800; Lot Size 59x130
11. **1443 Monocacy St., Bethlehem, PA 18018:** Owner: Charles  
Pieller SR.  
Single Family, Land Sq. Ft. 7800; Lot Size 60x130
12. **1447 Monocacy St., Bethlehem, PA 18018:** Owner: Tanner  
Savidge/ Bryan Poornika  
Single Family, Land Sq. Ft. 6890; Lot Size 53x130
13. **1449 Monocacy St., Bethlehem, PA 18018:** Owner: Justin  
Molnar  
Single Family, Land Sq.Ft. 4810; Lot Size 37x130
14. **1455 Monocacy St., Bethlehem, PA 18018:** Owner: Charles  
Ryan  
Split level, Land Sq. Ft. 7800, Lot Size 62x130

15. **1461 Monocacy St., Bethlehem, PA 18018:** Owner: Helen F. Svanda  
Single Family, Land Sq. Ft. 8450, Lot Size 61x130
16. **1467 Monocacy St., Bethlehem, PA 18018:** Owner Raymond W. Buttillo  
Single Family, Land Sq. Ft. 15210, Lot Size Irreg  
110x130x120x129
17. **135-145 Aurora St., Bethlehem, PA 18018:** Owner: Frc Properties, LLC RS ZONE COMMERCIAL 8 units with 2, 4 car garages (1368 sq. ft & 1058 sq.ft. garages)
18. **1454 Monocacy St., Bethlehem, PA 18018:** Owner: Lee Ann Cangelose  
Twin home, Land Sq. Ft. 6120, Lot Size Irreg -  
29x174x36x175
19. **1452 Monocacy St., Bethlehem, PA 18018:** Owner: Zackery A. Clark Jamielle Luciano  
Twin Home; Land Sq.Ft. 6120, Lot Size 34x174x36x174
20. **1446 Monocacy St., Bethlehem, PA 18018:** Owner: Pennreal Properties LLC  
5 Apartment MDU, Land Sq. Ft. 10,800;  
Lot Size 61x174x62x175
21. **1442 Monocacy St., Bethlehem, PA 18108:** Owner: Patricia E Michael M Handlovic  
Single Family, Lot Sq. Ft. 5400, Lot Size 31x175x28x175
22. **1440 Monocacy St., Bethlehem, PA 18018:** Owner: Donald D. & Connie L. Madouse  
Single Family, Lot Sq.Ft. 5400, Lot Size- 28x175x30x175
23. **1434 Monocacy St., Bethlehem, PA 18018:** Owner: Vuijon LLC  
Single Family- Boarded Up Non habitable, Lot Sq.Ft. 15120,  
Lot Size 87x175x88x176.

24. **1428 Monocacy St., Bethlehem, PA 18018:** Owner:  
Sankovsky Eugene J Et Al  
Twin Home, Lot Sq. Ft. 5220, Lot Size 29x176
25. **1426 Monocacy St., Bethlehem, PA 1818:** Owner: Sankovsky  
Eugene J Et Al  
Twin Home, Lot Sq. Ft. 5220, Lot Size 29x176
26. **1422 Monocacy St., Bethlehem, PA 18018.** Owner: Alonzo  
C Dario & Janice McIntosh  
Twin Home, Lot Sq. Ft. 5220, Lot Size 29x176
27. **1420 Monocacy St., Bethlehem, PA 18018.** Owner: Justine  
Calderon  
Twin Home, Lot Sq. Ft. 5220. Lot Size 29x177
28. **1416 Monocacy St., Bethlehem, PA 18018.** Owner:  
Moravian University  
Duplex 2-4 Family. Lot Sq. Ft. 7200. Lot Size  
42x177x43x179
29. **1410 Monocacy St., Bethlehem, PA 18018.** Owner:  
Moravian University  
Parking lot, Lot sq. Ft. 8418. Lot Size 118x70x117x66
30. **1319, 1317, 1315 Monocacy St., Bethlehem, PA 1818.**  
Owner: Moravian University- Parking Lot
31. **1302 Monocacy St. Bethlehem, PA 18018.** Owner: Moravian  
University  
Offices/Parking Lots/Buildings

The proposed development will provide an additional and new single-family dwelling within the City of Bethlehem.

The relief set forth in the Application will not harm or impair the use or development of surrounding properties and will be in conformity with the existing neighborhood.

The hardship is not created by Applicants as the Property is already undersized and nonconforming with the appropriate

zoning district. There are unique circumstances with this Property as the house is developed on one side of the Property leaving the proposed second lot vacant, originally its own lot. The current development is indicative of the original and intended development of the Property in two lots.

The variances sought are the minimum variances needed by Applicants for the proposed development. The proposed development serves the public welfare and is not detrimental to the surrounding neighborhood.

The proposed development is reasonable and appropriate given the qualities and characteristics of the existing development in the surrounding vicinity of the Property.