

NARRATIVE STATEMENT

Applicant is Jose Plasencia. Applicant purchased the property located at 1503 E. 6th Street, City of Bethlehem, Pennsylvania 18015, Northampton County Tax Parcel ID No. P7SW1A-13-9-0204, on September 18, 2025 pursuant to Deed Book 2025-1, Page 192206. The property is located in the RT – High Density Residential District.

Historically, the building on the property housed four (4) dwelling units, as reflected in inspection reports. However, both the County Assessment site and the real estate listing indicated the use of the property as a single-family dwelling. While the Applicant could claim that this should continue to be utilized as a four-unit building, the Applicant desires to develop the property into only two residential units in accordance with the attached plan. The proposed use is significantly less intensive than the prior use of four residential units. Applicant proposes no changes to the exterior of the building.

Pursuant to Article 1319(b)(2)(b) of the Zoning Ordinance, the Applicant seeks a special exception authorizing the reduction of the number off-street parking spaces from the 2 spaces required per unit under Article 13129(a)(1)(i) to one (1) parking space per unit, as there are two (2) parking spaces located in the rear of the property. Even when four (4) residential units were on the property, the only available off-street parking was the two (2) existing spaces.

In accordance with the requirements of Article 1325.07 of the Zoning Ordinance, the grant of a special exception is appropriate because:

- (1) The requested change provides for parking consistent with the current parking plan in the neighborhood and it proposes no other changes. The proposed residential use is lower in density than the prior use, it accords with the City of Bethlehem Comprehensive Plan, and it is consistent with the spirit, purposes, and intent of the Zoning Ordinance;
- (2) By maintaining the character of the neighborhood and proposing a reduction in density, this proposal is in the best interest of Bethlehem. It serves the convenience of the community, the public welfare, and it is a substantial improvement to property in the immediate vicinity.
- (3) The proposed relief makes no changes to the outside of the building, nor does it make changes to the current onsite parking. As such, it is suitable for the property in question, and designed, constructed, operated and maintained so

as to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.

- (4) But for the requested relief, the project is otherwise in conformity with all applicable requirements of the Zoning Ordinance.
- (5) The proposed use reduces density and parking needs from what was required by the prior use, and it will not substantially change the character of any surrounding residential neighborhood.
- (6) Given that a reduction in density is proposed, the proposed project is beneficial and suitable to the neighborhood, in terms of the effect on streets, traffic and safety with adequate sidewalks and vehicular access arrangements to protect streets from undue congestion and hazard.
- (7) The proposed use does not create any hazard to the public health and safety, such as fire, toxic or explosive hazards.
- (8) The proposed use shall be suitable to the natural features and topography of the site.