From: Taylor, David
To: Joseph Biondo
Cc: Peiffer, Craig; Fletcher, Cathy
Subject: RE: 817 Hayes Street Revised
Date: Friday, August 28, 2026 9:00:00 AM

Joe, I am sorry, I thought I sent this out a couple of days ago, but apparently it did not send:

Joe,
I looked at most recent plan, and based on the information available to me, I have the following comments:

- You will a use variance for lot size in a Steep Slope area (minimum 4 acres). [1316.01(c)(1)]
- It does not appear that any relief will be needed for maximum building coverage (25%), but a calculation was not included on the plan.
- An additional variance for impervious surface may be required based upon the quantity and severity of existing slopes (15%-25%, 25%-35% and/or over 35%). A full measurement and inventory of the slopes will need to be prepared.
- Your engineer should prepare a mature tree inventory.
- Your engineer should prepare impervious surface inventory and calculation. Your engineer should do a building coverage calculation.
- Not necessarily a zoning issue, but resolution of the stormwater flow through the lot will require approval by City Engineering prior to issuance of any eventual permits.

It is the suggestion of the Planning Bureau that you address the above comments and submit a more detailed sketch plan to the Planning Commission for review

Kind Regards,

From: [redacted]
Sent: Thursday, August 27, 2026 4:57 PM
To: [redacted]
Cc: [redacted]
Subject: Re: 817 Hayes Street Revised

Hi David,
Please provide a status update. I prefer not to miss another meeting.

Thanks,
Joe
Sent from my iPhone

On Aug 14, 2026, at 12:16 PM, Taylor, David <DTaylor@bethlehem-pa.gov> wrote:

Good Morning Joe,

I've printed out your concept plan and placed it on my review table. I ended up missing some time in the office this week, and consequently I am backed up, but am working towards cleaning up all my miscellaneous reviews.

Kind Regards,
<image001.jpg>
David Taylor
Zoning Officer, City of Bethlehem
Zoning Map
Zoning Ordinance
Permit Applications & Forms

Planning & Zoning Bureau o City of Bethlehem o 10 E. Church Street o Bethlehem, PA 18018

[redacted].gov>
Subject: Re: 817 Hayes Street Revised

CAUTION: This email originated from an external source. Do not click links or open attachments unless you trust the sender.

Good morning Craig and David,

Please provide your assessment on the zoning relief the updated Hayes street plan requires. I'd like to submit for the August meeting if possible. Thanks for your input.
Joe
Sent from my iPhone

> On Aug 2, 2026, at 11:31 AM, Joseph Biondo [redacted]:
>
> Hello Craig, David,
> Attached, please find a revised sketch plan of 817 Hayes Street for your review. I have changed the plan from a front/rear duplex to a 2BR, 1.5 story, single family residence. The building's foundation system will consist of piers thus minimizing grading and site disturbance. Please advise on the zoning relief this current design requires.
> Thanks,
> Joe
>
> --
> Joseph N. Biondo, FAIA
> Architect
> Lafayette College Adjunct Design Instructor
>
> <Biondo (817 Hayes) Site Plan (PRELIMIINARY GRADING PLAN) Rev 8-1-26.pdf>