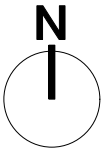


LOCATION OF PROJECT

Project Location

Not To Scale



Proposed (3) Story Addition & Alterations for:
817- 821- 823 West Broad Street
City of Bethlehem, Lehigh County, PA 18018

817 - 821- 823 W. Broad Street - Proposed 18 Unit Apartments

Existing Lot Area (after consolidation): 22,409 s.f.
Allowable Dwelling Units - 1 dwelling unit per 1,200 s.f. lot area:
22,409 s.f./1,200 s.f. per unit = 18.67 dwelling units allowed
Proposed number of units: 18 dwelling units

Required Offstreet Parking Spaces - 1.5 spaces per dwelling unit
18 dwelling units x 1.5 spaces = 27 parking spaces
Parking spaces provided: 27 spaces and (4) bicycle spaces



817 - 821- 823 West Broad Street - Existing Conditions

Owner:
Spinozzi II LLC
e. ma@marcoandretti.com

- Project Summary:**
1. A lot consolidation is proposed for 817 - 821 W. Broad.
 2. An addition and alterations are proposed to the existing two (2) family house at 821-823 W. Broad St. to allow for a total of 14 apartment units.
 3. The existing residential structure at 817 W. Broad is proposed to be altered to allow for (4) apartment units. The building(s) will be fully sprinklered with an NFPA 13R system.

Zoning District CL - Residential Use	< 35'-0" Hgt.	>35'-0" Hgt	>45'-0" Hgt. or > 4 stories * to 60'-0" Hgt. or 5 stories max.	Variance Req'd	Amount of Variance
Minimum Building Setbacks:					
Front yard	10'0"	+ 6" per foot over 35'-0"	+ 6" per foot over 35'-0"		
Side yard (East)	15'0"	+ 6" per foot over 35'-0"	+ 6" per foot over 35'-0"		
Side yard (West)	15'0"	+ 6" per foot over 35'-0"	+ 6" per foot over 35'-0"	Variance Requested	2'0"
Rear yard	20'0"	+ 6" per foot over 35'-0"	50'0"		
* Adjacent to residential zone					

Zoning District CL - Residential Use	Zoning Ordinance	Required / Allowed by Right	Proposed / Provided	Variance Req'd	Amount of Variance
Minimum Lot Area	9,000 s.f.	22,409 s.f.	22,409 s.f.		
Minimum Lot Width	90'0"				
Allowable Dwelling Units	1 per 1,200 s.f. of lot area	18.67 dwelling units	18 dwelling units		
Offstreet Parking Spaces	1.5 spaces per Dwelling Unit	27 spaces	27 spaces		
Accessible Parking Spaces	2 (1 van accessible)		2 (1 van accessible)		
Parking Lot Setback	2'6"		2'6"		
Maximum Stories & Maximum Height	5 stories or 60'-0"		3 stories/ 28'-9"		
Maximum Building Coverage	80%		33%		
Maximum Impervious Coverage	no limit				

Unit Types	1 BR	2 BR	3 BR
821 - 823 W. Broad			
First Floor	3	0	
Second Floor	4	2	
Third Floor	5	0	
817 W. Broad			
First Floor	2		
Second Floor		1	1
Total:	14	3	1
Grand Total	18		

Zoning Hearing Board (Revised) - 10/25/24

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Proposed Addition & Alterations

817-821-823 W. Broad
Bethlehem, PA 18018

Title Sheet

817-821 W Broad_18
Unit_10-10-24_vwvx

Issue Date: 10/10/24

Description: Plans

Drawn By: AMS

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