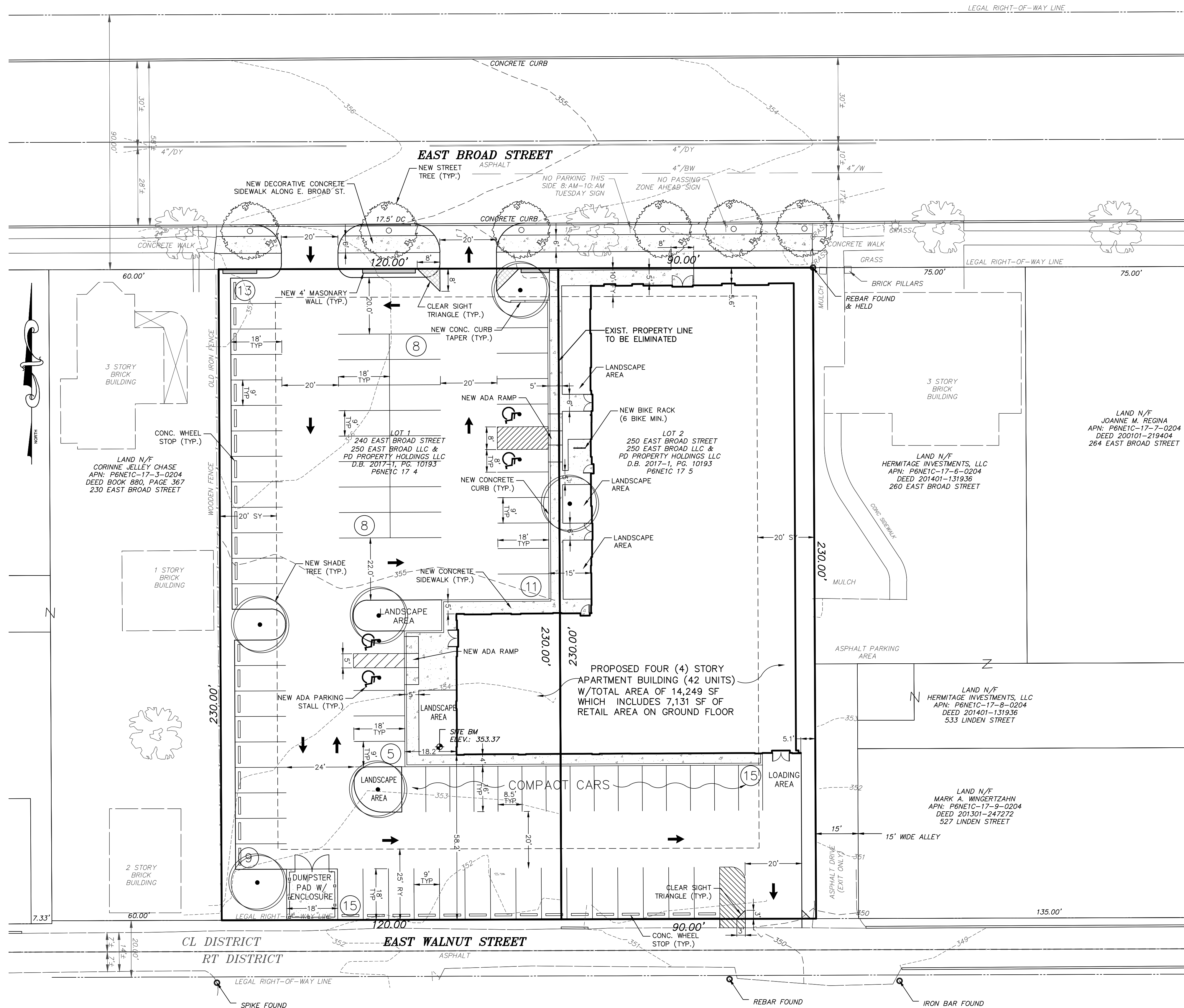
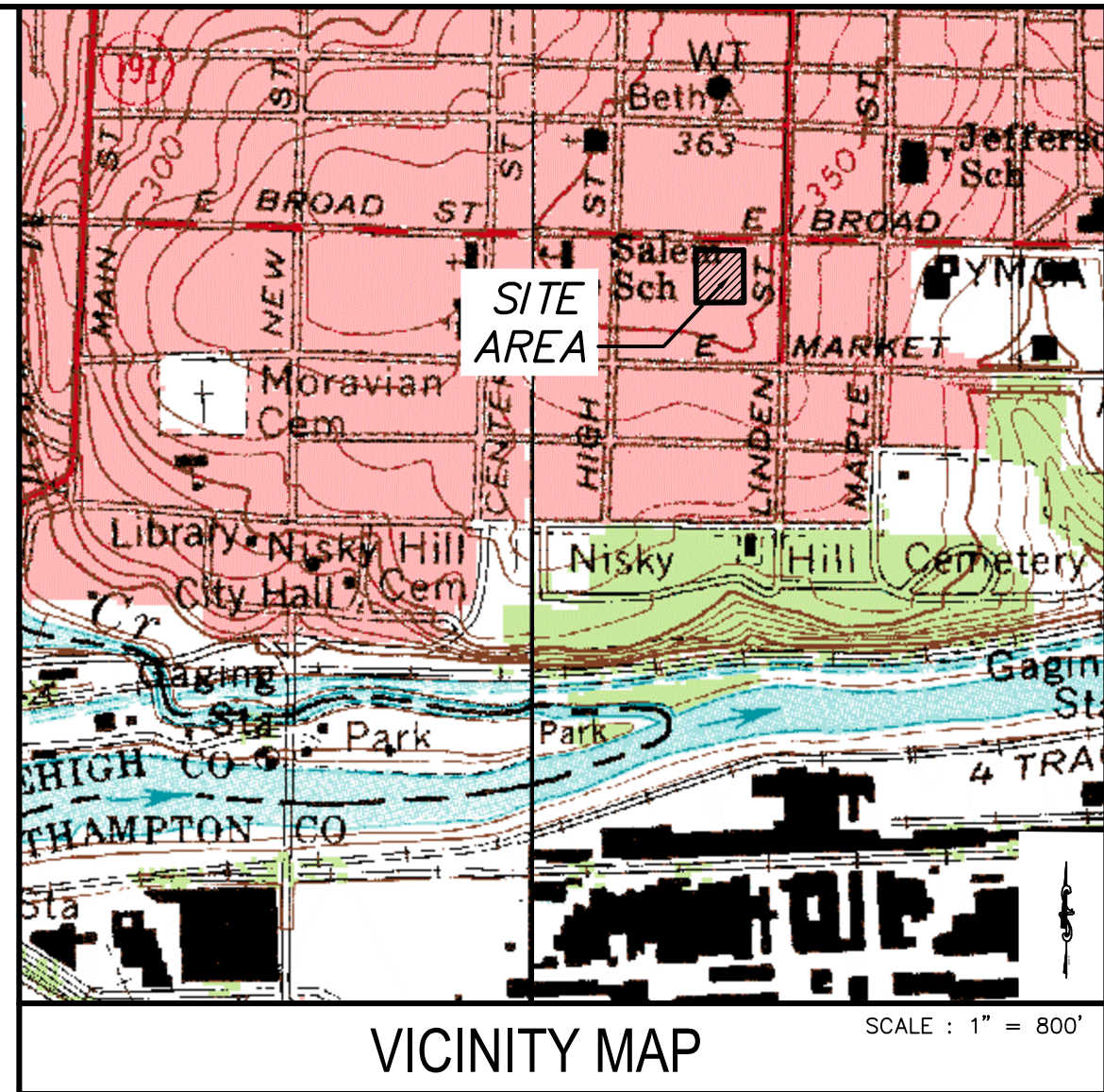
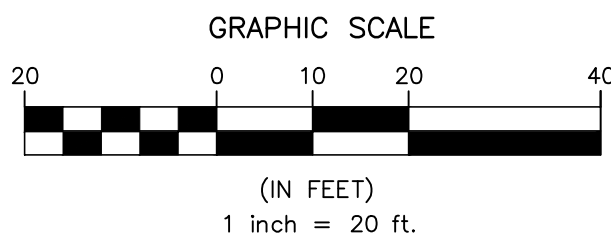




ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.



NOT FOR  
CONSTRUCTION



## SITE STATISTICS

- |                   |  |                                  |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
|-------------------|--|----------------------------------|--|--------------|----------------------------------|----------------------------------|-------------------|------------------------|--------------------|-----------------|-------------|-------------|-----------------|-------------------------|-------------------------|
| 1.                | <p>APPLICANT:</p> <p>250 EAST BROAD LLC &amp; PD PROPERTY HOLDINGS LLC<br/>         1209 HAUSMAN ROAD<br/>         ALLENTOWN, PA 18104-9300</p>  |                                  |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
|                   | <p>OWNER OF RECORD:</p> <p>250 EAST BROAD LLC &amp; PD PROPERTY HOLDINGS LLC<br/>         1209 HAUSMAN ROAD<br/>         ALLENTOWN, PA 18104-9300</p>  |                                  |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| 2.                | <p>EXISTING PROPERTY IDENTIFICATION:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">LOT 1</td> <td style="width: 33%; text-align: center;">LOT 2</td> </tr> <tr> <td>PROPERTY ADDRESS:</td> <td style="text-align: center;">240 EAST BROAD ST.</td> <td style="text-align: center;">250 EAST BROAD ST.</td> </tr> <tr> <td>TAX MAP PARCEL:</td> <td style="text-align: center;">P8NE1C-17-4</td> <td style="text-align: center;">P8NE1C-17-5</td> </tr> <tr> <td>DEED REFERENCE:</td> <td style="text-align: center;">D.B. 2017-1, PG. 010193</td> <td style="text-align: center;">D.B. 2017-1, PG. 010193</td> </tr> </table> |                                  |  |              | LOT 1                            | LOT 2                            | PROPERTY ADDRESS: | 240 EAST BROAD ST.     | 250 EAST BROAD ST. | TAX MAP PARCEL: | P8NE1C-17-4 | P8NE1C-17-5 | DEED REFERENCE: | D.B. 2017-1, PG. 010193 | D.B. 2017-1, PG. 010193 |
|                   | LOT 1  | LOT 2                            |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| PROPERTY ADDRESS: | 240 EAST BROAD ST.   | 250 EAST BROAD ST.               |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| TAX MAP PARCEL:   | P8NE1C-17-4  | P8NE1C-17-5                      |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| DEED REFERENCE:   | D.B. 2017-1, PG. 010193  | D.B. 2017-1, PG. 010193          |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| 3.                | <p>TRACT AREA SUMMARY:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">PARCEL AREA:</td> <td style="width: 33%;">LOT 1 - 27,600 S.F. - 0.6336 AC.</td> <td style="width: 33%;">LOT 2 - 20,700 S.F. - 0.4752 AC.</td> </tr> <tr> <td>TOTAL TRACT AREA:</td> <td colspan="2" style="text-align: center;">48,300 S.F. - 1.11 AC.</td> </tr> </table>   |                                  |  | PARCEL AREA: | LOT 1 - 27,600 S.F. - 0.6336 AC. | LOT 2 - 20,700 S.F. - 0.4752 AC. | TOTAL TRACT AREA: | 48,300 S.F. - 1.11 AC. |                    |                 |             |             |                 |                         |                         |
| PARCEL AREA:      | LOT 1 - 27,600 S.F. - 0.6336 AC.   | LOT 2 - 20,700 S.F. - 0.4752 AC. |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| TOTAL TRACT AREA: | 48,300 S.F. - 1.11 AC.   |                                  |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |
| 4.                | <p>UTILITY CONNECTIONS:</p> <p>SEWER SERVICE:</p> <p>EXISTING - CITY OF BETHLEHEM</p> <p>PROPOSED - CITY OF BETHLEHEM</p> <p>WATER SERVICE:</p> <p>EXISTING - CITY OF BETHLEHEM</p> <p>PROPOSED - CITY OF BETHLEHEM</p>  |                                  |  |              |                                  |                                  |                   |                        |                    |                 |             |             |                 |                         |                         |

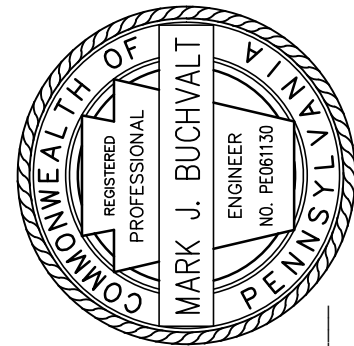
## ZONING DATA

1. ZONING DISTRICT CLASSIFICATION:  
CL - LIMITED COMMERCIAL DISTRICT
2. PROPOSED USE:  
FOUR (4) STORY APARTMENT BUILDING (42 UNITS) W/ LIMITED RETAIL ON GROUND FLOOR
3. ZONING REQUIREMENTS TABLE:

	REQUIRED	RESIDENTIAL USES	PROPOSED
MINIMUM LOT AREA	9,000 SF		48,300 SF
MINIMUM LOT WIDTH	90 FT		210 FT
MAXIMUM BUILDING/LOT COVERAGE	80%		23.5%
MAXIMUM IMPERVIOUS COVERAGE	90%		89%
MINIMUM FRONT YARD	(SEE NOTE A)		5.6 FT
MINIMUM SIDE YARD	15 FT + 5FT (NOTE F)		5.1 FT
MINIMUM REAR YARD	20 FT + 5FT (NOTE F)		58.2 FT
MAXIMUM BUILDING HEIGHT	5 STORIES/60 FT		4 STORIES/45 FT
- NOTE A - FY IN THE CL DISTRICT INDICATES—0= FT FOR ALL USES. HOWEVER ARTICLE 1322.03.(I)(7)(I) STIPULATES A FY DOUBLE THE FY OF THE DISTRICT THE PROJECT IS IN, WHICH WOULD STILL PERMIT—0= FT, HOWEVER SAME ARTICLE ALSO NOTES A FY NO LESS THAN 1 FT FOR EACH FOOT OF BUILDING HEIGHT OVER 35 FT. BUILDING IS 45 FT THEREFORE FY SETBACK OF 10 FT.
- SECTION 1306.05 AND 1311.04 REQUIRES A FY THAT IS CONSISTENT WITH NEIGHBORING USES ON THE SAME BLOCK WITH A 5' LEEWAY. AVE IS 5.1 FT ON THE BLOCK. PROPOSED IS 5.6 FT.
- NOTE F - FY FOR EVERY FOOT OVER 35FT THE SIDE AND REAR YARD SHALL BE INCREASED BY  $\frac{1}{2}$  FOOT.
4. MAXIMUM UNIT DENSITY ALLOWED 1,200 SF PER UNIT. 40 ALLOWED 42 PROPOSED.\* (VARIANCE REQUESTED)
- PARKING:  
42 UNITS X 1.75 PER UNIT = 74 REQUIRED  
7,131 SF RETAIL 4 PER 1,000 SF = 29 REQUIRED  
103 REQUIRED 84 PROVIDED

## ZONING VARIANCE REQUESTS

1. ACTION 1306.0(A)(4) DIMENSIONAL REQUIREMENT FOR EACH DISTRICT. MINIMUM LOT AREA PER UNIT 1,200 SF PER UNIT. ALLOWED 40 BASED ON 48,300 SF LOT AREA. PROPOSED 42.
2. ACTION 1322.03.(LL)(5)(i) NO ONE PARKING AREA FOR OFF-STREET PARKING SHALL EXCEED 40 CARS WITHOUT PROVIDING A MINIMUM OF 100 SEATING SPACES. 40 CARS = 80 STALLS. 100 SEATING SPACES = 100 CARS. 100 SEATING SPACES = 100 CARS. 100 SEATING SPACES = 100 CARS.
3. ACTION 1326.0(A)(4)(Y). 1322.03.(LL)(7)(ii) DIMENSIONAL REQUIREMENT FOR EACH DISTRICT. MINIMUM SIDE YARD REQUIRED IS 15 FT PLUS 1/2 FOOT FOR EACH FOOT OF BUILDING HEIGHT OVER 35 FT. 45 FT BUILDING HEIGHT 50 REQUIRED IS 20 FT. PROVIDED IS 5 FT.
4. ACTION 1319.04 AND 1319.05.(A)(1) OFF-STREET LOADING REQUIRES AT LEAST ONE 11 FT X 35 FT LOADING SPACE FOR RETAIL SPACE BETWEEN 4,000 SF AND 25,000 SF. LOADING AREA HAS BEEN PROVIDED BUT WILL NOT MEET THE REQUIRED DIMENSIONAL REQUIREMENT.
5. ACTION 1311.08.(D) AND (E) REQUIRES PARKING LOTS BE WELL SCREENED FROM THE STREET BY LANDSCAPING PER 1318.23 AND TO BE WELL SCREENED FROM ARTERIAL STREETS BY LANDSCAPING OF AT EACH END OF HIGHWAY. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE REAR PROPERTY LINE WHERE THE SITE IS ACROSS WALNUT STREET FROM THE RESIDENTIAL DISTRICT SOUTH OF THE SUBJECT PROPERTY.
6. ACTION 1322.03.(LL)(5)(i) ALL PARKING SPACES AND ACCESS DRIVES REQUIRED TO BE AT LEAST 15 FEET FROM BUILDING. APPLICANT SEEKS RELIEF FROM THE REQUIREMENT TO PROVIDE THE 15FT SEPARATION.
7. ACTION 1318.23 REQUIRES BUFFER WALLS ALONG REAR AND SIDE LOT LINES IN A PRIMARILY NON-RESIDENTIAL DISTRICT. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE REAR PROPERTY LINE WHERE THE SITE IS ACROSS WALNUT STREET FROM THE RESIDENTIAL DISTRICT SOUTH OF THE SUBJECT PROPERTY.
8. ACTION 1318.23.(2) (A) BUFFER YARD SHALL ALSO BE REQUIRED WHERE SIX OR MORE NEW APARTMENT DWELLING UNITS ARE PROPOSED ABUTTING A LOT CONTAINING AN EXISTING SINGLE FAMILY DETACHED DWELLING UNIT. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE REAR PROPERTY LINE, WHERE ONLY +/- 4 FT OF SPACE IS AVAILABLE.
9. ACTION 1318.23.(3) IN ADDITION, AN 8 FEET MINIMUM WIDTH BUFFER STRIP ALONG A PUBLIC STREET SHALL BE REQUIRED WHERE NEW PARKING SPACES FOR 10 OR MORE VEHICLES ARE PROPOSED TO BE ADJACENT TO AND SEPARATE FROM AN EXISTING LOT. SUCH BUFFER SHALL INCLUDE PLANTINGS WITH 4 FEET MAXIMUM HEIGHT AND DECIDUOUS SHADE TREES.
10. ACTION 1318.23.(3) IN ADDITION, AN 8 FEET MINIMUM WIDTH BUFFER STRIP ALONG A PUBLIC STREET SHALL BE REQUIRED WHERE NEW PARKING SPACES FOR 10 OR MORE VEHICLES ARE PROPOSED TO BE ADJACENT TO AND SEPARATE FROM AN EXISTING LOT. SUCH BUFFER SHALL INCLUDE PLANTINGS WITH 4 FEET MAXIMUM HEIGHT AND DECIDUOUS SHADE TREES.
11. ACTION 1306.0(B)(2) AND 1311.08.(A) BOTH OF THESE SECTIONS REQUIRE PARKING TO BE SET BACK FROM THE REAR PROPERTY LINE. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE NORTHERN PROPERTY LINE. WHERE ONLY +/- 2.5 FT OF SPACE IS AVAILABLE.
12. ACTION 1306.0(B)(2) AND 1311.08.(A) BOTH OF THESE SECTIONS REQUIRE PARKING TO BE SET BACK FROM THE REAR PROPERTY LINE. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE NORTHERN PROPERTY LINE. WHERE ONLY +/- 2.5 FT OF SPACE IS AVAILABLE.
13. ACTION 1319.00.(X) REQUIRES SCREENING BETWEEN A PARKING AREA OF 10 OR MORE STALLS APART FROM THE REAR PROPERTY LINE. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE REAR PROPERTY LINE WHERE THE SITE IS ACROSS WALNUT STREET FROM A RESIDENTIAL DISTRICT SOUTH OF THE SUBJECT PROPERTY.
14. SPECIAL EXCEPTION: APPLICANT SEEKS A SPECIAL EXCEPTION FOR REDUCTION IN PARKING PER SECTION 1319.02.(B)(6). TOTAL PARKING REQUIRED FOR BOTH USES IS 103 STALLS. 74 FOR THE RESIDENTIAL AND 29 FOR THE RETAIL. APPLICANT BELIEVES A MINIMUM OF 78 PARKING STALLS IS A REASONABLE REDUCTION. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE REAR PROPERTY LINE WHERE THE SITE IS ACROSS WALNUT STREET FROM A RESIDENTIAL DISTRICT SOUTH OF THE SUBJECT PROPERTY.
15. SPECIAL EXCEPTION: APPLICANT SEEKS A SPECIAL EXCEPTION FOR REDUCTION IN PARKING PER SECTION 1319.02.(B)(6). TOTAL PARKING REQUIRED FOR BOTH USES IS 103 STALLS. 74 FOR THE RESIDENTIAL AND 29 FOR THE RETAIL. APPLICANT BELIEVES A MINIMUM OF 78 PARKING STALLS IS A REASONABLE REDUCTION. THE PROJECT DOES NOT PROVIDE THE NECESSARY ROOM TO MEET THIS REQUIREMENT ALONG THE REAR PROPERTY LINE WHERE THE SITE IS ACROSS WALNUT STREET FROM A RESIDENTIAL DISTRICT SOUTH OF THE SUBJECT PROPERTY.

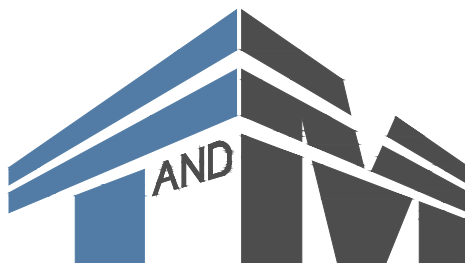
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**MARK J/ BUCHVALT, P.E.**  
**LICENSED PROFESSIONAL ENGINEER**

COMMONWEALTH OF PENNSYLVANIA  
LICENSE NO. PE061130

250 EAST BROAD STREET  
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

# CONCEPT PLAN



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DESIGNED BY	DCH	DRAWING	f-sketch
CHECKED BY	MJB		
DRAWN BY	DCH	SHEET	1  OF 1
DATE	03/24/2021		
SCALE	1" = 20'		
PROJ. NO.	BYCSG1801		