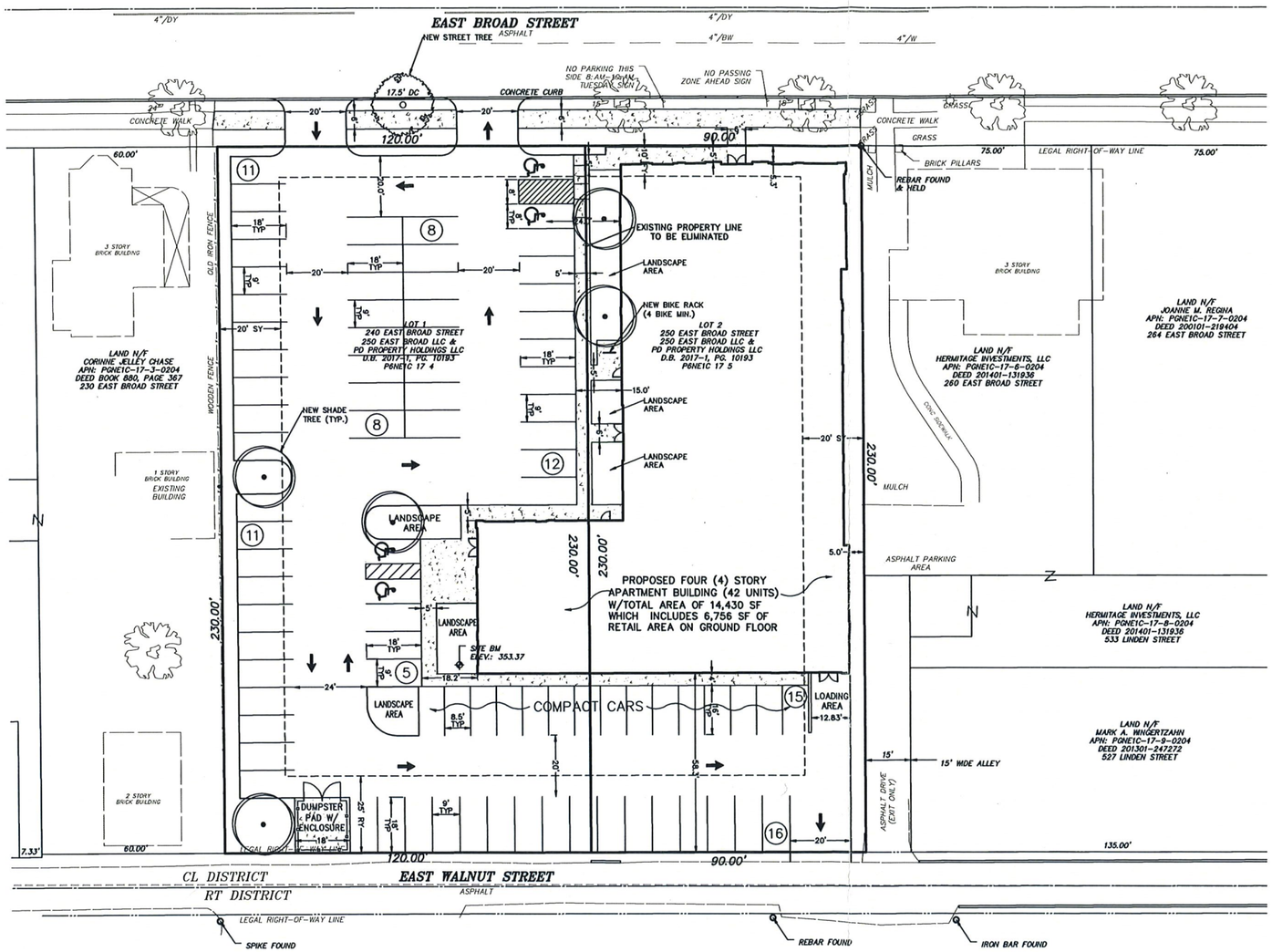
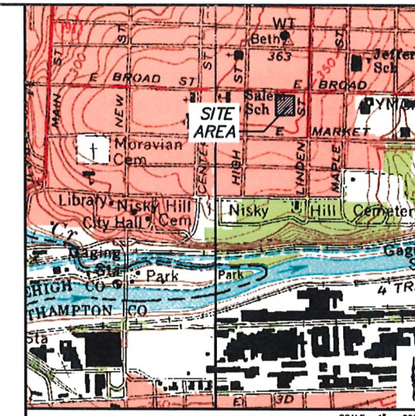
250 E BROAD STREET





VICINITY MAP

SITE STATISTICS

1. APPLICANT:
   250 EAST BROAD LLC & PD PROPERTY HOLDINGS LLC
   1209 HAUSMAN ROAD
   ALLENTOWN, PA 18104-9300

   OWNER OF RECORD:
   250 EAST BROAD LLC & PD PROPERTY HOLDINGS LLC
   1209 HAUSMAN ROAD
   ALLENTOWN, PA 18104-9300

2. EXISTING PROPERTY IDENTIFICATION:

	LOT 1	LOT 2
PROPERTY ADDRESS:	240 EAST BROAD ST.	250 EAST BROAD ST.
TAX MAP PARCEL:	P6NE1C-17-4	P6NE1C-17-5
DEED REFERENCE:	D.B. 2017-1, PG. 010193	D.B. 2017-1, PG. 010193

3. TRACT AREA SUMMARY:
   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. UTILITY CONNECTIONS:
   SEWER SERVICE:
   EXISTING – CITY OF BETHLEHEM
   PROPOSED – CITY OF BETHLEHEM
   WATER SERVICE:
   EXISTING – CITY OF BETHLEHEM
   PROPOSED – CITY OF BETHLEHEM

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:

RESIDENTIAL USES	REQUIRED	PROPOSED
MINIMUM LOT AREA	9,000 SF	48,300 SF
MINIMUM LOT WIDTH	90 FT	210 FT
MAXIMUM BUILDING/LOT COVERAGE	30%	29.9%
MAXIMUM IMPERVIOUS COVERAGE	90%	88.3%
MINIMUM FRONT YARD	(SEE NOTE A)	5.3 FT
MINIMUM SIDE YARD	15 FT + 5FT (NOTE f)	5 FT
MINIMUM REAR YARD	20 FT + 5FT (NOTE f)	58.3 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.(B)(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. AVG. IS 5.1 FT ON THE BLOCK. PROPOSED IS 5.3 FT.

NOTE f – FOR EVERY FOOT OVER 35FT THE SIDE AND REAR YARD SHALL BE INCREASED BY 1 FOOT.

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
6,756 SF RETAIL 4 PER 1,000 SF = 28 REQUIRED
102 REQUIRED

102 X 25% FOR SHARED USE = 25 STALL REDUCTION = 77 REQUIRED
MINIMUM PARKING REQUIRED IS AT LEAST THE MINIMUM
FOR EACH USE THEREFORE 77 REQUIRED 86 PROVIDED

VARIANCE REQUESTS

1. Article 1306.01(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. Article 1322.03.(B)(5)(ii) no one parking area for off-street parking shall exceed 40 cars without being physically separated. We have one contiguous lot of 77 stalls.
3. Article 1306.01(a)(4)(f), 1322.03(B)(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 so required is 20 ft. Provided is 5 ft.
4. Article 1319.04 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 not a 35 ft long space.
5. Article 1311.08(c)(6)(e) Requires parking areas to be screened from the street by landscaping in accordance with section 1328.23. Plan does not provide the necessary room to meet this requirement.
6. Article 1322.03.(B)(5)(i) all parking spaces and access drives required to be at least 15 feet from building. A small portion of access drive and a number of parking spaces are not 15 ft from the building.
7. Article 1318.23 Buffer yards are required along rear and side lot lines. Plan does not provide the necessary room to meet this requirement.

Pennsylvania811

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.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	BY	REVISIONS	DATE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MARK J. BUCHVALT
ENGINEER NO. PE061130

MARK J BUCHVALT, P.E.
LICENSED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
LICENSE NO. PE061130
DATE

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

SKETCH PLAN

YOUR GOALS. OUR MISSION.
74 WEST BROAD STREET,
SUITE 530
BETHLEHEM, PA 18018
TEL 610-625-2999
FAX 610-625-2969
www.tandmassociates.com
OFFICES LOCATED IN:
DELAWARE, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY DCH	DRAWING f-siteALT5
CHECKED BY MJB	
DRAWN BY DCH, MDH	SHEET 1
DATE 09/20/2019	OF 1
SCALE 1" = 20'	
PROJ. NO. BYCSG1601	

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