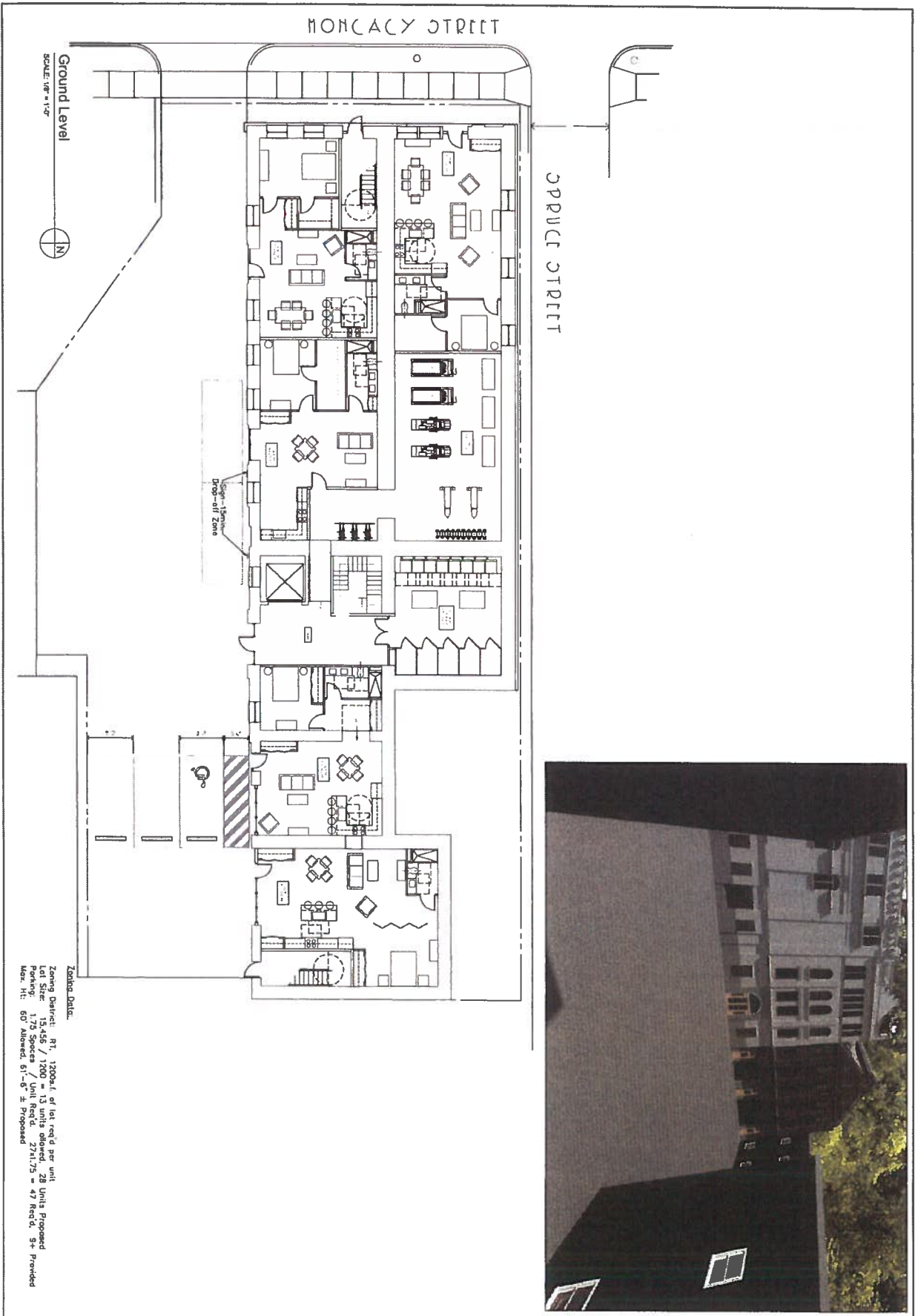


Applicant proposes a total rehab of the building known as the Miller Company situate at 810 Monocacy Street. Applicant intends to utilize same for multi-family dwelling units in the building (and addition). Applicant requests the following Variiances in order to facilitate the proposal:

A. Relief from Article 1306.01(a)4 which (1) limits the number of multi-family dwelling units for a greater than 2½ story building in the RT Zoning District to one unit per 1200 s.f. of lot area, in this case, 13 units allowed based upon a lot area of 15,456 s.f. - approval for 28 units is being requested.

B. Relief from Code Section 1319.01(a)(1)(ii) which requires 1.75 off street parking space per unit, i.e., 49 required-approval for only 32 parking spaces is requested, 9 such spaces to be onsite, 8 such spaces at an Applicant owned property at 813 Monocacy Street and 18 such spaces at a leased facility per Code Section 1319.02(g)(1).

Applicant believes that the Variiances listed above are necessary for the meaningful rehab of the structure which has a unique history and design. Applicant further believes that the proposed intensity of an allowed use will be compatible with the neighborhood due to the uses in the area, the building's close proximity to the downtown area and its access to public transportation.



**Zoning Data:**  
 Zoning District: R1, 1200a.1, of lot req'd per unit  
 Lot Size: 13,456 / 1200 = 13 units allowed, 28 Units Proposed  
 Parking: 179 Spaces / Unit Req'd, 27x1.75 = 47 Req'd, 9+ Provided  
 Max. Ht.: 60' Allowed, 61'-6" Proposed

**101**

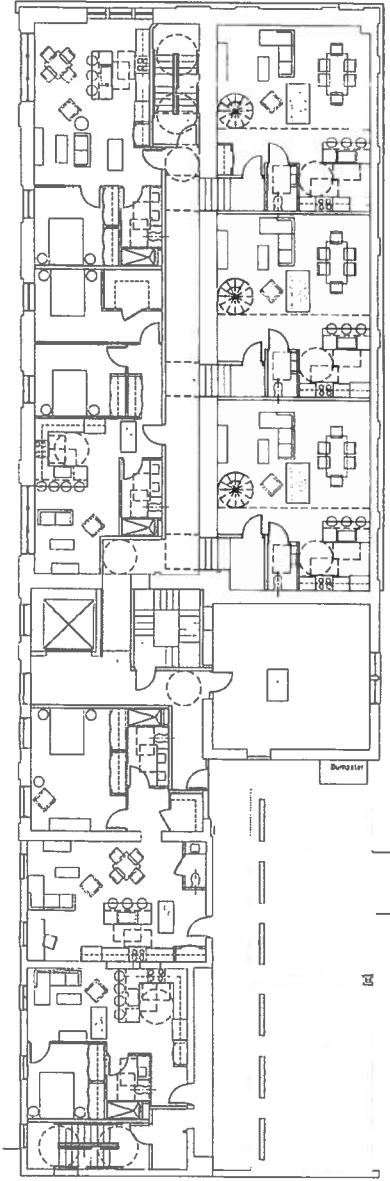
PROJECT NUMBER: 0001  
 DATE: 08.20.19  
 PREPARED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**GROUND LEVEL PLAN**

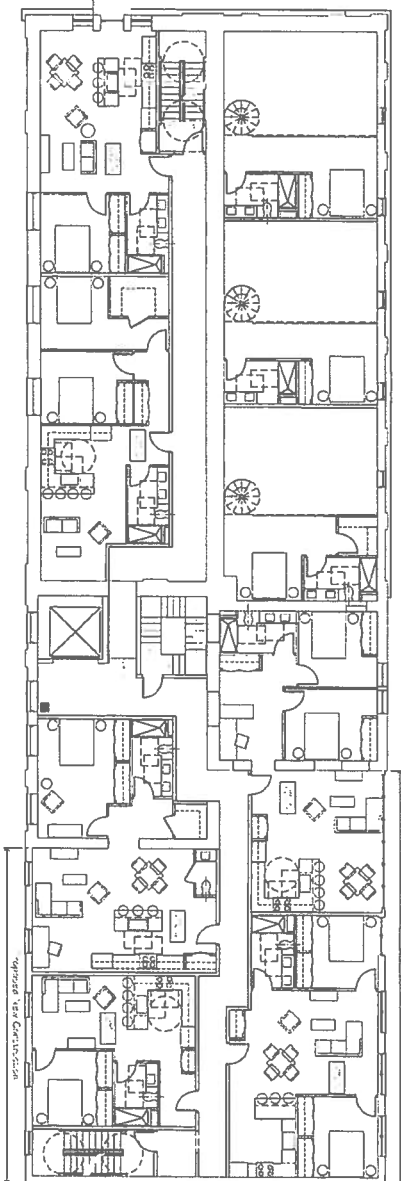
**ADDITIONS & ALTERATIONS TO:**  
**UHL BREWERY BUILDING**  
 810 MONOCACY ST.  
 BETHLEHEM PA 18018

**Aratact, Inc.**  
 2000 North 10th Street  
 Bethlehem, PA 18018  
 610.751.1234  
 www.aratact.com

Registration No. 1  
 License No. 12345  
 State of Pennsylvania



Second Level  
SCALE: 1/8" = 1'-0"



Third Level  
SCALE: 1/8" = 1'-0"



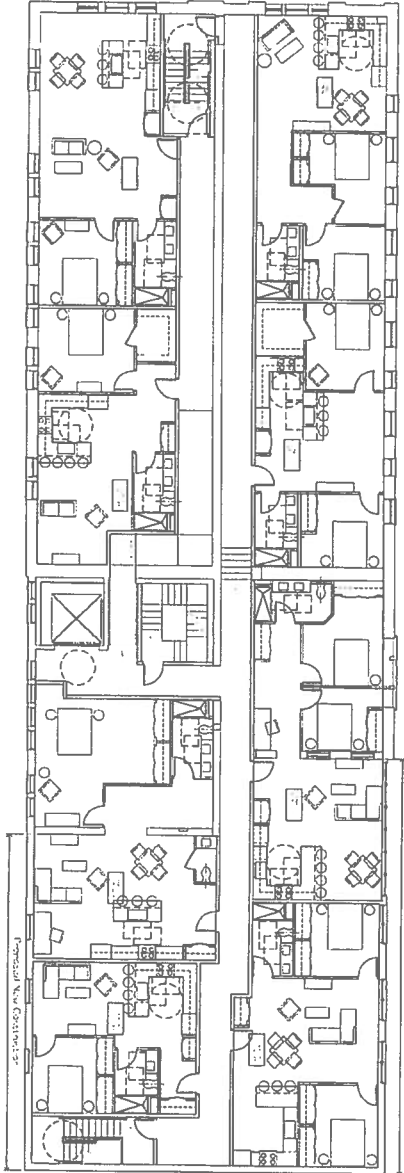
**Artfact, Inc.**  
 200 WEST THIRD STREET  
 BETHLEHEM, PA 18018  
 610.661.1212  
 www.artfactinc.com  
 Architecture | Interior Design |  
 Construction Management |  
 Project Management |

ADDITIONS & ALTERATIONS TO:  
**UHL BREWERY BUILDING**  
 810 MONOCACY ST.  
 BETHLEHEM PA 18018

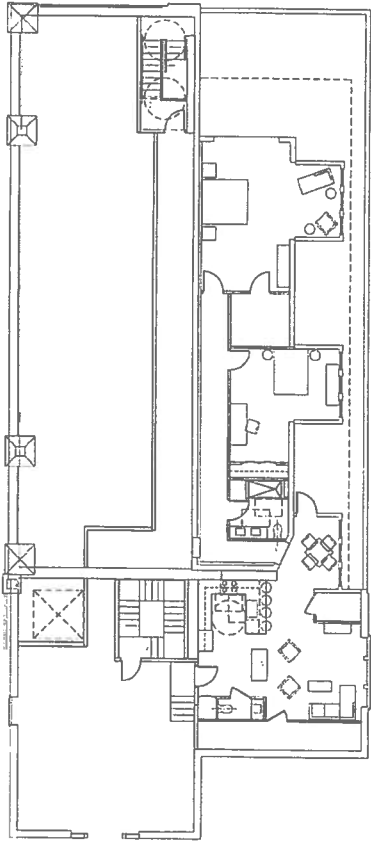
**SECOND & THIRD LEVEL PLANS**

PROJECT NUMBER: 07001  
 CLIENT: UHL  
 DATE: 04/20/07  
 ARCHITECT: ARTFACT, INC.  
 18018

**102**



Fourth Level  
SCALE: 1/8" = 1'-0"



Fifth Level  
SCALE: 1/8" = 1'-0"

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Proposed New Construction



**Artcraft, Inc.**  
 ARCHITECTS  
 1000 W. 10TH ST.  
 SUITE 100  
 BETHLEHEM, PA 18018  
 PH: 610-863-1234  
 FAX: 610-863-1235  
 WWW.ARTCRAFTINC.COM

ADDITIONS & ALTERATIONS TO:  
**UHL BREWERY BUILDING**  
 810 MONACOY ST  
 BETHLEHEM PA 18018

**FOURTH & FIFTH LEVEL PLANS**



PROJECT NUMBER: 0228  
 DRAWN BY: CJD  
 CHECKED BY: CJD  
 DATE: 03/20/03  
 REVIEW DATE:

**103**

