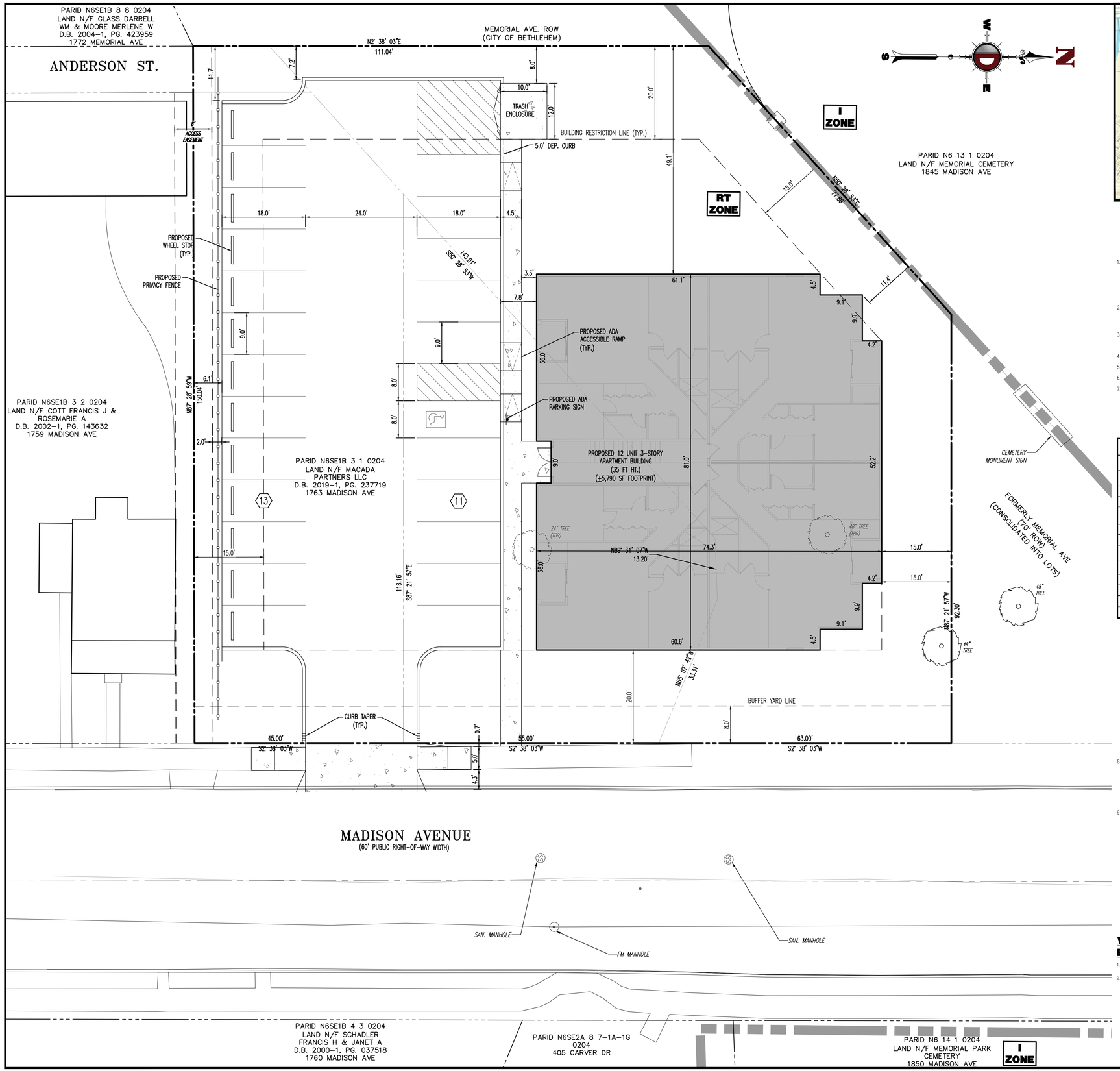

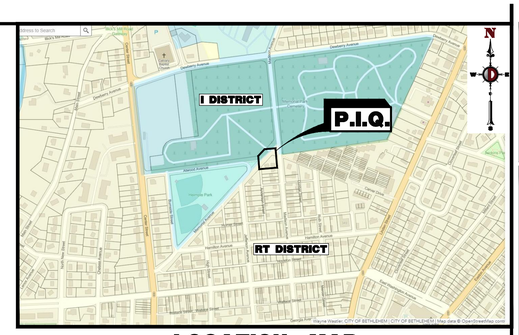

LOCATION MAP
1" = 600'

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   EXISTING FEATURES BY:
   MACADA PARTNERS, LLC.
   276 E. MACADA ROAD
   BETHLEHEM, PA 18017
   DATED: SEPTEMBER 24, 2020
2. OWNER /APPLICANT: MACADA PARTNERS, LLC
   276 E. MACADA ROAD
   BETHLEHEM, PA 18017
3. PARCEL DATA: PARCEL NO. N6SE1B 3 1 0204
   CITY OF BETHLEHEM
   NORTHAMPTON COUNTY, PA
4. ZONE: HIGH DENSITY RESIDENTIAL (RT) DISTRICT
5. EXISTING USE: SINGLE FAMILY DETACHED DWELLING
6. PROPOSED USE: MULTI FAMILY DWELLING (APARTMENTS, LESS THAN 3-1/2 STORIES)
7. SCHEDULE OF ZONING REQUIREMENTS:
   ZONING REQUIREMENTS PER CITY OF BETHLEHEM ZONING ORDINANCE
   ZONING DISTRICT: RT HIGH DENSITY RESIDENTIAL DISTRICT
   EXISTING USE: SINGLE FAMILY DETACHED DWELLING
   PROPOSED USE: MULTI FAMILY DWELLING (APARTMENTS, LESS THAN 3-1/2 STORIES)

DIMENSIONAL/BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA(GROSS):	9,000 SF (0.21 AC)	11,581 SF (0.27 AC)	22,971 SF (0.53 AC)
MINIMUM LOT AREA (PER DWELLING UNIT):	1,200 SF	11,581 SF	1,914 SF
MINIMUM LOT WIDTH:	90 FT	100 FT	163 FT
MAXIMUM BUILDING LENGTH:	200 FT	< 200 FT	81 FT
MAXIMUM BUILDING HEIGHT:	35 FT / 3.5 STORIES	< 35 FT	35 FT * (3 STORIES)
BUILDING SETBACK REQUIREMENTS			
MINIMUM FRONT YARD:	20 FT **	11.7 FT	20 FT ***
MINIMUM SIDE YARD (SOUTH):	15 FT	11 FT	73.8 FT
MINIMUM SIDE YARD (NORTH):	15 FT	118 FT	11.4 FT (VARIANCE)
MINIMUM REAR YARD:	20 FT	40 FT	49.1 FT
COVERAGE REQUIREMENTS			
IMPERVIOUS COVERAGE:	N/A	18.9%	60.8% (13,956 SF)
BUILDING COVERAGE:	80%	< 30 %	22.6% (5,182 SF)

* PER SECTION 1302.53 THE HEIGHT OF A STRUCTURE SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE AVERAGE TOP OF FASCIA HEIGHT OF A PITCHED ROOF, OR TOP OF PARAPET WALL OF A FLAT ROOF, PROVIDED THAT THERE IS NO LIVING SPACE ABOVE THE FASCIA HEIGHT OF A PITCHED ROOF. IF THE AREA BEHIND THE PITCHED ROOF INCLUDES ANY LIVING SPACE , THEN THE HEIGHT OF THE BUILDING SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE AT FRONT TO THE HIGHEST POINT OF THE STRUCTURE.

** PER SECTION 1322 (b)(7)(i) FOR APARTMENTS, NO BUILDING SHALL BE CLOSER TO ANY STREET LINE THAN TWICE THE DEPTH OF THE REQUIRED FRONT YARD FOR THE RESPECTIVE RESIDENTIAL DISTRICT IN WHICH SUCH BUILDINGS IS LOCATED, AND SUCH FRONT YARD SHALL BE INCREASED BY NOT LESS THAN ONE FOOT FOR EACH ONE FOOT IN HEIGHT OF THE BUILDING OVER 35 FEET.

REQUIRED FRONT YARD = (2 x 10 FT DISTRICT FRONT YARD) + (0 FT OVER 35 FT) = 20 FT

*** PER SECTION 1318.11 PROJECTIONS INTO FRONT YARDS, GROUND STORY BAYS NOT OVER HALF THE LENGTH OF THE FRONT WALL MAY PROJECT INTO ANY FRONT YARD UP TO 5 FEET. CHIMNEYS, FLUES, COLUMNS, SILLS, ORNAMENTAL FEATURES, CORNICES, AND GUTTERS MAY PROJECT NOT MORE THAN 2 FEET. UP TO ONE THIRD OF THE REQUIRED FRONT YARD SETBACK MAY BE OCCUPIED BY AN UNENCLOSED GROUND FLOOR "OPEN PORCH". SUCH PORCH MAY BE SCREENED AND INCLUDE A ROOF, BUT SHALL NOT INCLUDE A SECOND FLOOR.

8. PARKING CALCULATIONS PER §1319.01 (a)(6)
   MULTI FAMILY DWELLINGS/APARTMENTS: 1.75 SPACES FOR EACH DWELLING UNIT.
   THEREFORE:
   REQUIRED = (12 UNITS)*(1.75 PARKING SPACES) = 21 SPACES
   PROPOSED = 24 SPACES (INCLUDES 1 ADA SPACE) **(COMPLIES)**
9. ADDITIONAL REQUIREMENTS
   A. SURFACE OFF STREET PARKING AND ANY GARAGE DOORS SHALL BE LOCATED TO THE REAR OR SIDE OF PRINCIPAL BUILDINGS AS OPPOSED TO BEING NEWLY PLACED BETWEEN THE FRONT LOT LINE ALONG A STREET AND THE FRONT WALL OF A NEW PRINCIPAL BUILDING. **(§1311.04 (b))**
   B. NEW CONSTRUCTION SHOULD HAVE ROOFLINES THAT ARE SIMILAR TO ADJACENT OLDER BUILDINGS. FLAT ROOFS SHOULD BE AVOIDED, EXCEPT WHEN A DECORATIVE CORNICE OR PARAPET IS USED. WHERE A PITCHED ROOF IS NOT PRACTICAL, THEN THE ROOF SHOULD AT LEAST APPEAR TO HAVE ANGLES AND A PITCH WHEN VIEWED FROM THE STREET. **(§1311.05 (j))**
   C. WHERE THE APPLICANT PROVES TO THE CITY PLANNING BUREAU STAFF THAT THE PROVISION OF A BUFFER YARD WITH PLANT SCREENING IS NOT POSSIBLE, THE CITY MAY APPROVE THE USE OF A MOSTLY SOLID DECORATIVE FENCE OR ARCHITECTURAL MASONRY WALL, WITH A 2 FEET WIDE BUFFER YARD. **(§1318.23 (a)(1))**
   D. 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 VISIBLE FROM A PUBLIC STREET. **(§1318.23 (i))**
   E. EXCEPT WITHIN THE IR-R, CB AND CL ZONING DISTRICTS, ALL PARKING SPACES AND ACCESS DRIVES SHALL BE AT LEAST 15 FEET FROM ANY MULTI-FAMILY DWELLING ON THE LOT. THIS SHALL NOT APPLY TO AN INTERIOR GARAGE AND/OR A DRIVEWAY INTENDED TO BE USED AS A PARKING SPACE FOR ONE PARTICULAR DWELLING UNIT. **(§1322.03 (LL)(5)(i)) (VARIANCE)**

VARIANCES REQUIRED FROM CITY OF BETHLEHEM ZONING HEARING BOARD

1. FROM SECTION 1306.01 (a) TO PERMIT A PRINCIPAL STRUCTURE SIDE YARD SETBACK OF 11.4 FT IN LIEU OF THE REQUIRED 15 FT.
2. FROM SECTION 1322.03 (LL)(5)(i) TO PERMIT PARKING WITHIN 7.8 FT FROM A MULTI-FAMILY DWELLING IN LIEU OF THE REQUIRED 15 FT.

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 INCH = 10 FT.

Plotted: 11/04/21 - 4:09 PM, By: swalsh
File: \\deepc1ocan\dedicated\Data\DEEPC PROJECTS\3936 Macada Partners, LLC\99-001 Bethlehem PA\Dwg\Land Dev Plans\393699001SS0.dwg, ----> 01 SKETCH PLAN

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REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: SMW
DESIGNED BY: SMW
CHECKED BY: SMW
CHECKED BY: —

PROJECT: **MACADA PARTNERS, LLC**
PROPOSED APARTMENTS
PARCEL NO. N6SE1B 3 1 0204
1763 MADISON AVENUE
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

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STEPHEN WALSH
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 89856

TITLE:
SKETCH PLAN

SCALE: (H) 1"=10' (V)
DATE: 11/04/21
PROJECT No: 393699001

SHEET No: 1 OF 3
Rev. #: