

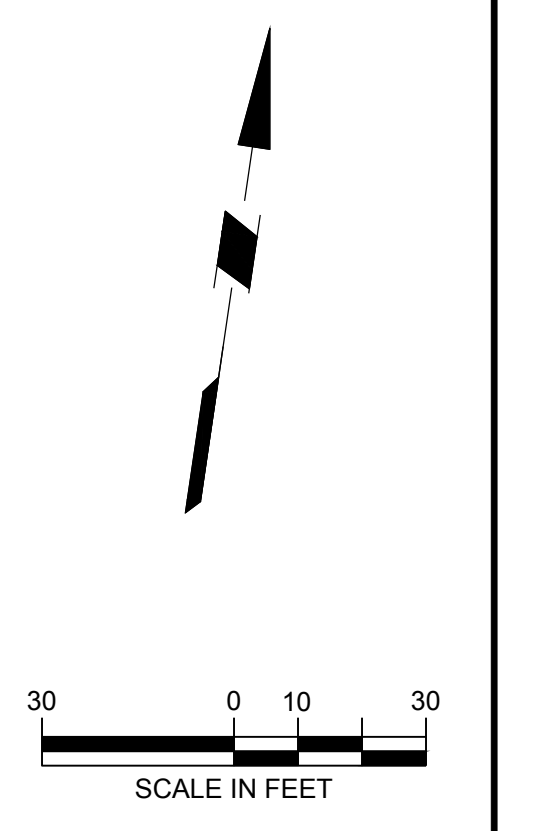
CITY OF BETHLEHEM, LEHIGH COUNTY, PA			Section
RS : RESIDENTIAL DISTRICT			
ITEM	REQUIRED/PERMITTED	PROPOSED	Zoning Map
Zoning District:	RS	RS	1304
Principal Permitted Use:	Single Family Detached Dwelling	Single Family Detached Dwelling	
Bulk Requirements:			
Min. Tract Size	8,000 SF	83,715 ± SF	1306.01(a)
Min. Lot Area	8,000 SF	8,083 SF	1306.01(a)
Max. Impervious Coverage	75%	29.70%	1306.01(a)
Max. Building Coverage	25%	24.00%	1306.01(a)
Max. Building Height Limit	25.5 Story or 35 FT	< 2.5 Story or 35 FT	1306.01(a)
Min. Lot Width	75 FT*	25 FT*	1306.01(a)
Yards:			
Front Yard	25 FT	25 FT	1306.01(a)
Side Yard	8 FT	8 FT	1306.01(a)
Rear Yard	35 FT	35 FT	1306.01(a)
Parking:			
Parking Requirement	2 per SFD Unit	2 per SFD Unit <sup>1</sup>	1319
Parking Stall Size	9' x 18'	9' x 18'	1319.02 (a)(1)
Max. Front Yard Occupied by Off-Street Parking	50%	< 50%	1319.02 (a)
Residential Driveway Setback from Lot Line	2.5 FT	4.5 FT	1319.02 (g)(4)
Landscape Requirements:			
Street Trees	1 per 50 LF of Street <sup>4</sup>	1 per 50 LF of Street	1319.02 (i)(1)

\* = Variance granted  
 1- Per Footnote (a) of Table 1306.01(a). The lot width requirement may be reduced to 75% of the required lot width for those lots fronting the curb of a cul-de-sac except that the full lot width must meet the front wall of the building or closest to street right of way. In addition, a minimum of 50% of the lots abutting the cul-de-sac must provide 3 off-street parking spaces per dwelling unit.  
 2- An approved SFD Unit may be proposed with 2 car garages which satisfy the parking requirements for each unit.  
 3- Average of one tree per 50 LF of street with large canopies.

- NOTES:**
- 1) PLAN IS PREPARED BASED ON COUNTY TAX MAP, PROPERTY DEED AND PASDA LIDAR TOPOGRAPHIC MAPPING AND THEREFORE IS ASSUMED TO BE APPROXIMATE.
  - 2) THE SUBJECT PROPERTY ADDRESS IS 1559 KELCHNER ROAD, BETHLEHEM, PA 18018.
  - 3) THE SUBJECT SITE IS APPROXIMATELY 2.2 AC IN SIZE AND IS ZONED "RS" RESIDENTIAL. THE PROPERTY IS CURRENTLY VACANT AND DOES NOT CONTAIN ANY STRUCTURES.
  - 4) BASED ON THE PASDA LIDAR TOPOGRAPHIC MAPPING, USGS MAP AND SITE VISIT, THE SITE DOES NOT CONTAIN STEEP SLOPED LANDS OR WATERCOURSES, NATURAL SPRING, PONDS AND LAKES.
  - 5) BASED ON THE NRCS SOILS MAP, THE ON-SITE SOILS ARE CLASSIFIED AS Umb (URBAN LAND) WHICH IS NOT CONTAINED HYDRIC SOIL AND AS SUCH DOES NOT CONTAIN SUSPECTED WETLANDS.
  - 6) BASED ON THE NRCS SOILS MAP AND eMapPA ON-LINE DATABASE, THE SUBJECT SITE DOES NOT CONTAIN ANY KNOWN KARST FEATURES SUCH AS SINKHOLES OR TOPICAL DEPRESSION.
  - 7) BASED ON THE FEMA MAPS (PANEL #42085C0243E), THE SUBJECT SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - 8) BASED ON THE TITLE SEARCH & FIELD VISIT, THE SUBJECT PROPERTY DOES NOT CONTAIN ANY TRAILS, TRAIL OR UTILITY EASEMENTS OR RIGHT-OF-WAY.
  - 9) THE ADJACENT LAND USES SURROUNDING THE SUBJECT SITE ARE SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS.
  - 10) THE PROJECT WILL BE SERVICED BY PUBLIC WATER AND SEWER LOCATED IN KELCHNER ROAD.
  - 11) THE APPLICANT SEEKS TO PAY RECREATION FEE IN LIEU OF RECREATION LAND.



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Project  
**1559 KELCHNER ROAD**  
 TMP# 641873193039001  
 WARD 13  
 CITY OF BETHLEHEM  
 LEHIGH COUNTY PA

Drawing Title  
**SKETCH PLAN**

CHIRAG V. THAKKAR  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LIC. No. 075153

DATE	COMMENTS	NO.
REVISIONS		

Project No.	#
Date	JUNE 24, 2022
Scale	1" = 30'
Drawn By	CT
Checked By	CT
Drawing No.	

**SK 04**  
 Sheet 1 of 1

