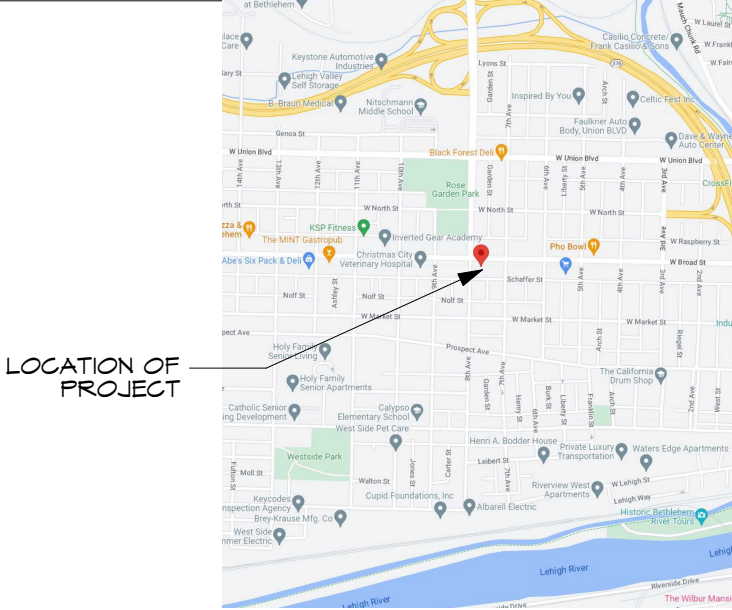
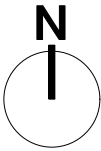




LOCATION OF PROJECT

Project Location

Not To Scale



Proposed (4) Story Addition & Alterations for:  
**817- 821- 823 West Broad Street**  
City of Bethlehem, Lehigh County, PA 18018

**817 - 821- 823 W. Broad Street - Proposed 30 Unit Apartments**

Existing Lot Area (after consolidation): 22,409 s.f.  
Allowable Dwelling Units - 1 dwelling unit per 1,200 s.f. lot area:  
22,409 s.f./1,200 s.f. per unit = 18.67 dwelling units allowed  
Proposed number of units: 30 dwelling units - **Variance Required**

Required Offstreet Parking Spaces - 1.5 spaces per dwelling unit  
30 dwelling units x 1.5 spaces = 45 parking spaces  
45 (.05) reduction for bike parking = 42.75 parking spaces required  
Parking spaces provided: 25 spaces and (4) bicycle spaces - **Variance Required**



817 - 821- 823 West Broad Street - Existing Conditions

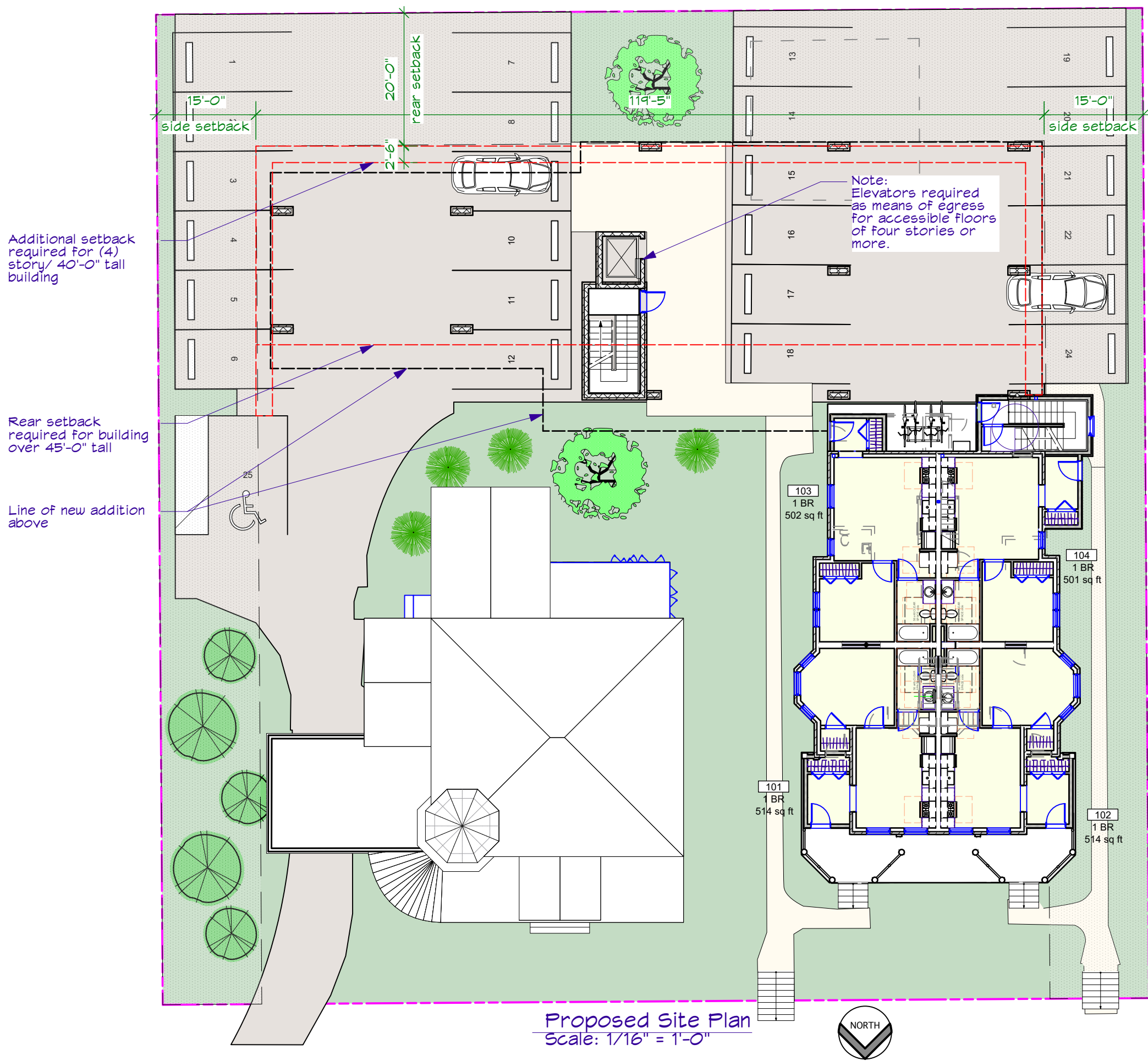
**Owner:**  
Spinozzi II LLC  
e. ma@marcoandretti.com

**Project Summary:**  
1. A lot consolidation is proposed for 817 - 821 W. Broad.  
2. An addition and alterations are proposed to the existing two (2) family house at 821-823 W. Broad St. to allow for a total of 26 apartment units.  
3. The existing residential structure at 817 W. Broad is proposed to be altered to allow for (4) apartment units. The building(s) will be fully sprinklered with an NFPA 13R system.

| Zoning District CL - Residential Use | < 35'-0" Hgt. | >35'-0" Hgt               | >45'-0" Hgt. or > 4 stories * to 60'-0" Hgt. or 5 stories max. | Variance Req'd     | Amount of Variance |
|--------------------------------------|---------------|---------------------------|----------------------------------------------------------------|--------------------|--------------------|
| Minimum Building Setbacks:           |               |                           |                                                                |                    |                    |
| Front yard                           | 10'0"         | + 6" per foot over 35'-0" | + 6" per foot over 35'-0"                                      |                    |                    |
| Side yard (right)                    | 15'0"         | + 6" per foot over 35'-0" | + 6" per foot over 35'-0"                                      | Variance Requested | 1'6"               |
| Side yard (left)                     | 15'0"         | + 6" per foot over 35'-0" | + 6" per foot over 35'-0"                                      | Variance Requested | 1'6"               |
| Rear yard                            | 20'0"         | + 6" per foot over 35'-0" | 50'0"                                                          | Variance Requested | 1'6"               |
| * Adjacent to residential zone       |               |                           |                                                                |                    |                    |

| Zoning District CL - Residential Use | Zoning Ordinance             | Required / Allowed by Right      | Proposed / Provided | Variance Req'd     | Amount of Variance         |
|--------------------------------------|------------------------------|----------------------------------|---------------------|--------------------|----------------------------|
| Minimum Lot Area                     | 9,000 s.f.                   | 22,409 s.f.                      | 22,409 s.f.         |                    |                            |
| Minimum Lot Width                    | 90'0"                        |                                  |                     |                    |                            |
| Allowable Dwelling Units             | 1 per 1,200 s.f. of lot area | 18.67 dwelling units             | 30 dwelling units   | Variance Requested | 1 per 747 s.f. or 11 Units |
| Offstreet Parking Spaces             | 1.5 spaces per Dwelling Unit | 45 spaces                        | 25 spaces           | Variance Requested | 17.75 spaces               |
| Reduction for bike parking           | (0.05 factor)                | 45 - 2.25 = 42.75 parking spaces |                     |                    |                            |
| Accessible Parking Spaces            | 1 van accessible             |                                  | 1 van accessible    |                    |                            |
| Parking Lot Setback                  | 2'6"                         |                                  | 2'6"                |                    |                            |
| Maximum Stories & Maximum Height     | 5 stories or 60'-0"          |                                  | 4 stories/ 38'-3"   |                    |                            |
| Maximum Building Coverage            | 80%                          |                                  | 24%                 |                    |                            |
| Maximum Impervious Coverage          | no limit                     |                                  |                     |                    |                            |

Zoning - 3/14/24

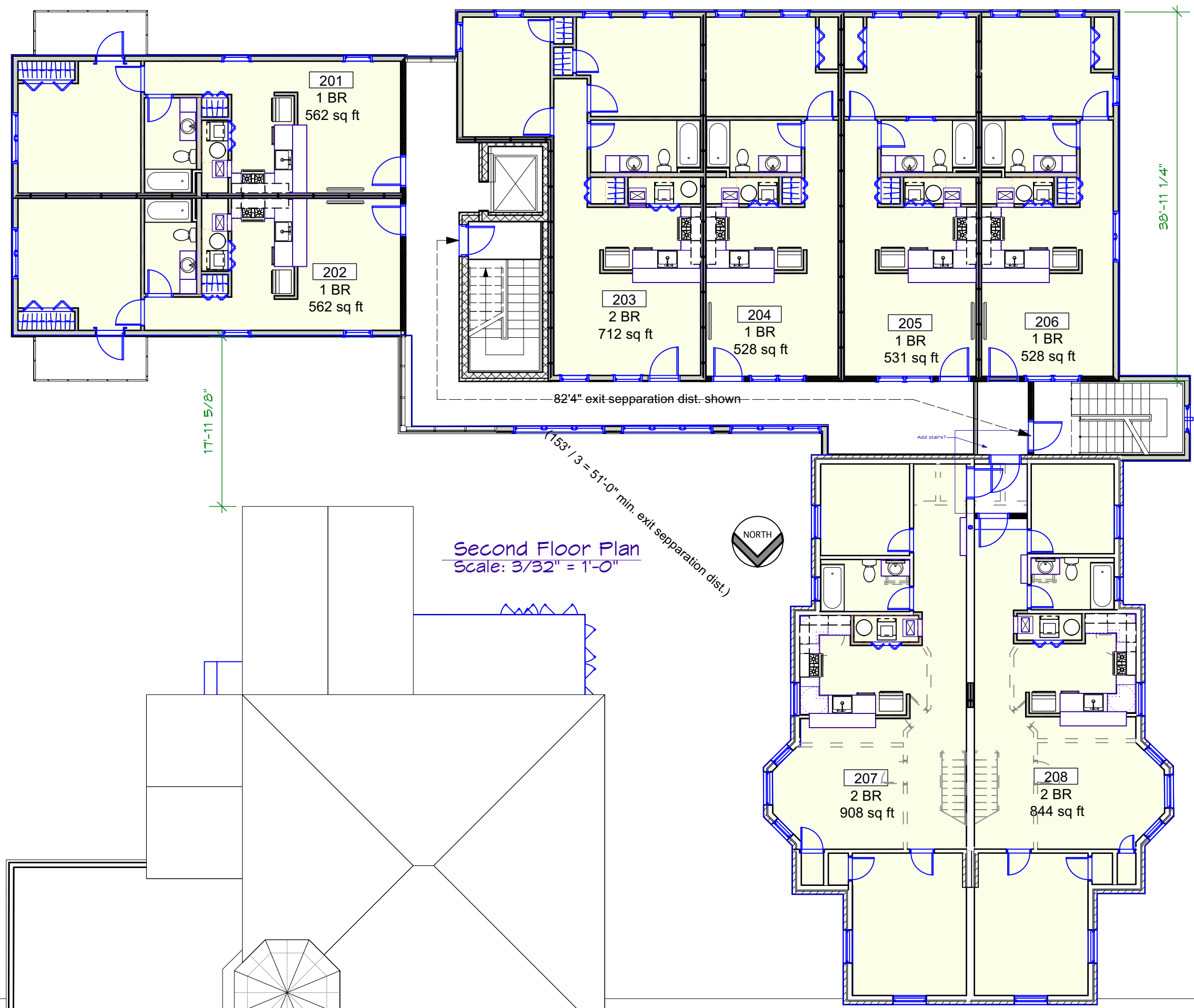


Proposed Site Plan  
Scale: 1/16" = 1'-0"

Note:  
Property lines and existing site features per land  
survey dated 10/16/23 prepared by:  
Valley Land Services, LLC  
4383 Hecktown Rd., Bethlehem PA  
(610) 365-2907

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Second Floor Plan  
Scale: 3/32" = 1'-0"

4/4

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Bethlehem, Pennsylvania 18018  
610.509.5992

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Proposed Addition & Alterations

821-823 W. Broad Bethlehem, PA 18018

Second Floor Plan

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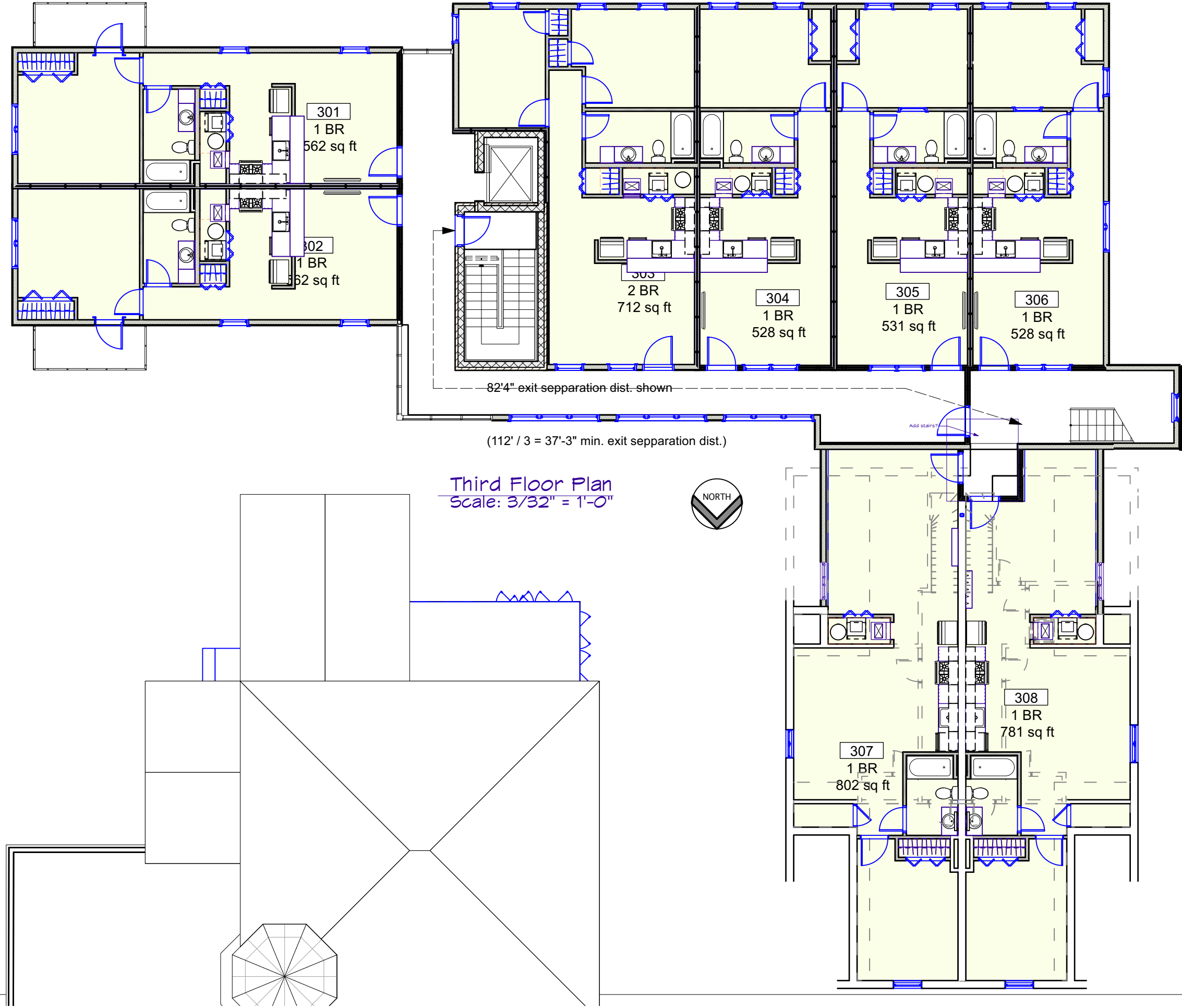
Issue Date: 3/14/24

Description: Plans

Drawn By: AMS

A-1.2

2 OF 11



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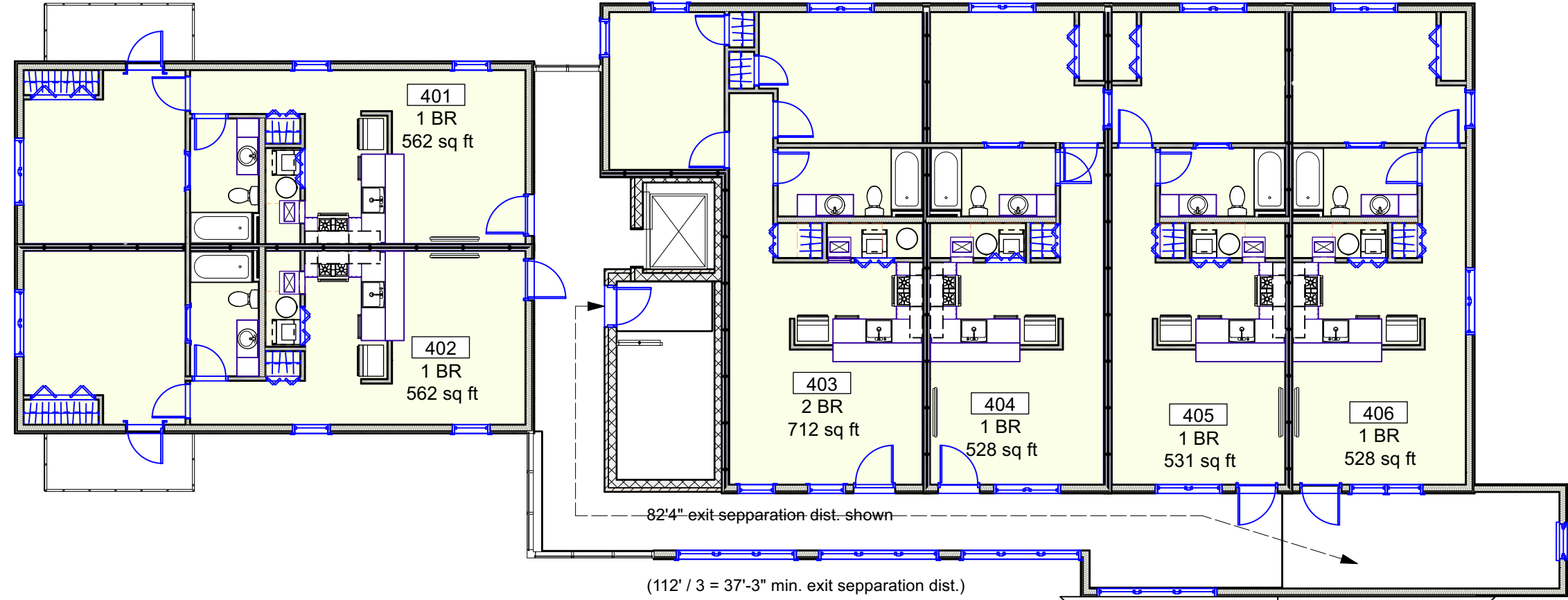
Proposed Addition & Alterations  
821-823 W. Broad  
Bethlehem, PA 18018  
Third Floor Plan

Issue Date: 3/14/24  
Description: Plans  
Drawn By: AMS

A-1.3

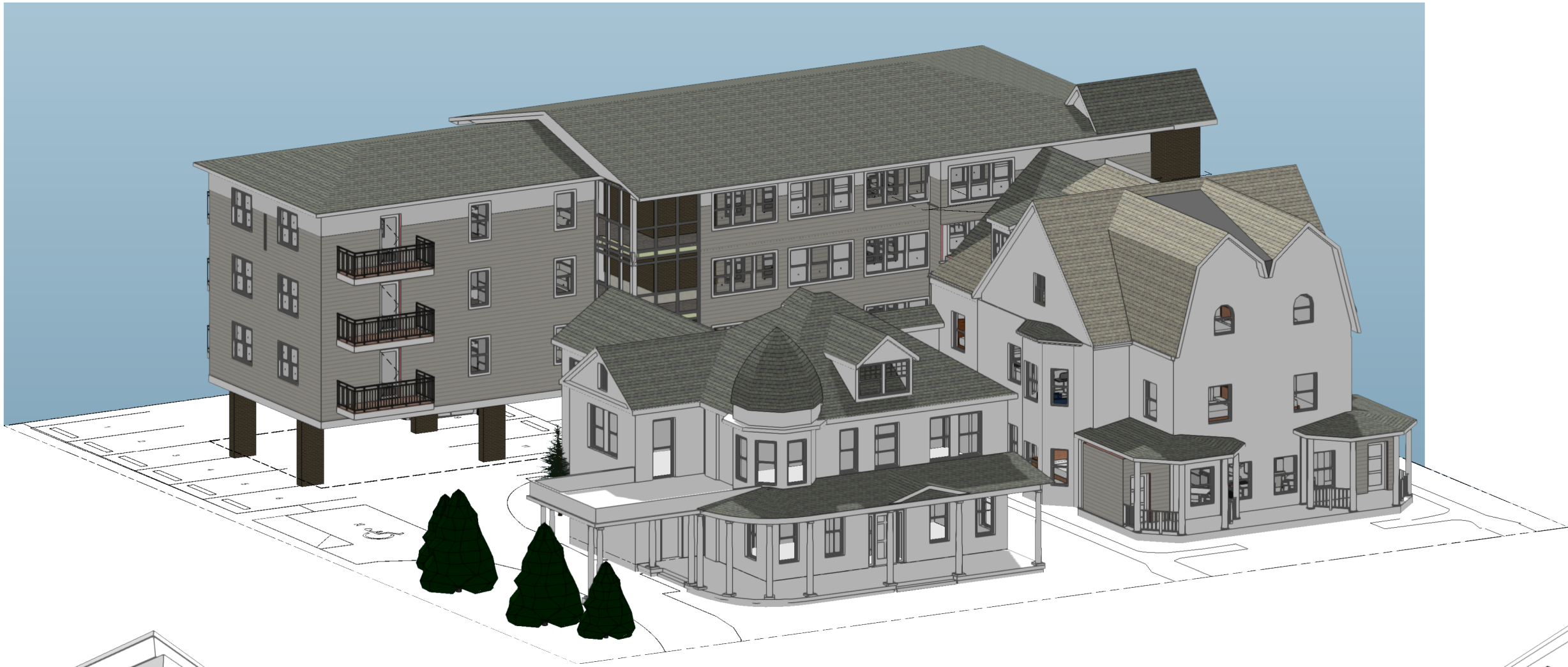
2 OF 11





Fourth Floor Plan  
Scale: 3/32" = 1'-0"





Aerial Axonometric  
Scale: 1/16" = 1'-0"



Rear Perspspective (eastwardly view)  
Scale: 1/8" = 1'-0"



Rear perspective (westwardly view)  
Scale: 1/8" = 1'-0"

817-821\_WBroad\_SD\_2-2-24.vmx

Proposed Addition & Alterations

Issue Date: 3/14/24

Description: Plans

Drawn By: AMS

A-2.0

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821-823 W. Broad  
Bethlehem, PA 18018

Proposed Exterior Elevations

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W. Broad Street (Front) Elevation  
Scale: 3/32" = 1'-0"

817-821\_WBroad\_SD\_2-2-24.vmx

Issue Date: 3/14/24

Description: Plans

Drawn By: AMS

Proposed Addition & Alterations

821-823 W. Broad  
Bethlehem, PA 18018

Proposed Exterior Elevations

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Rear Elevation  
Scale: 3/32" = 1'-0"



Rear Elevation  
Scale: 3/32" = 1'-0"

Proposed Addition & Alterations

821-823 W. Broad  
Bethlehem, PA 18018

Proposed Exterior Elevations

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817-821\_WBroad\_SD\_2-2-24.vux

Issue Date: 3/14/24

Description: Plans

Drawn By: AMS

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4 OF 11

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