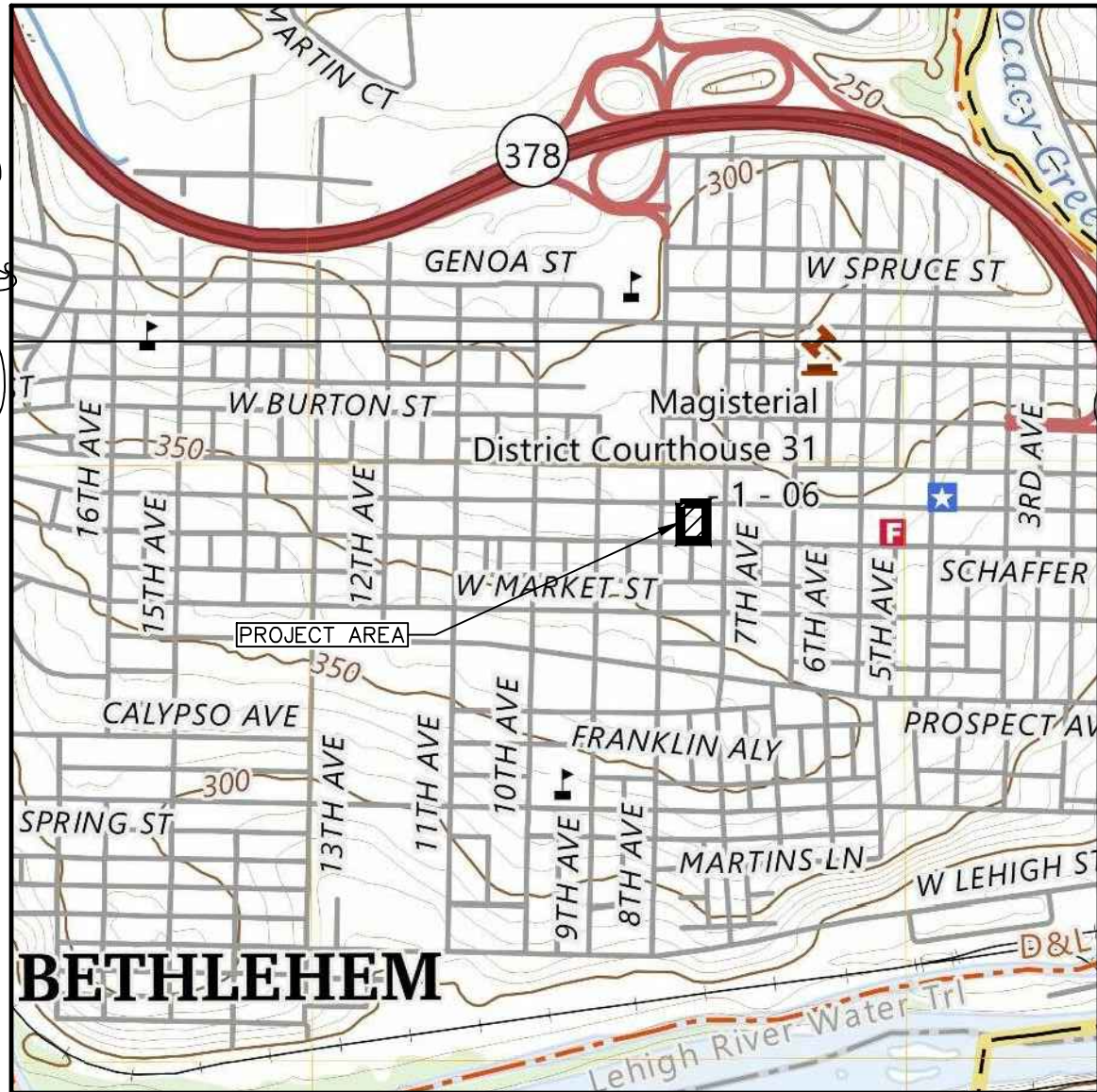


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Proposed Addition & Alterations

817-821-823 W. Broad
Bethlehem, PA 18018



LOCATION MAP

SCALE: 1" = 1000'

SOURCE: USGS ALLENTOWN EAST AND CATASAUQUA, PA QUAD MAPS

LEGEND

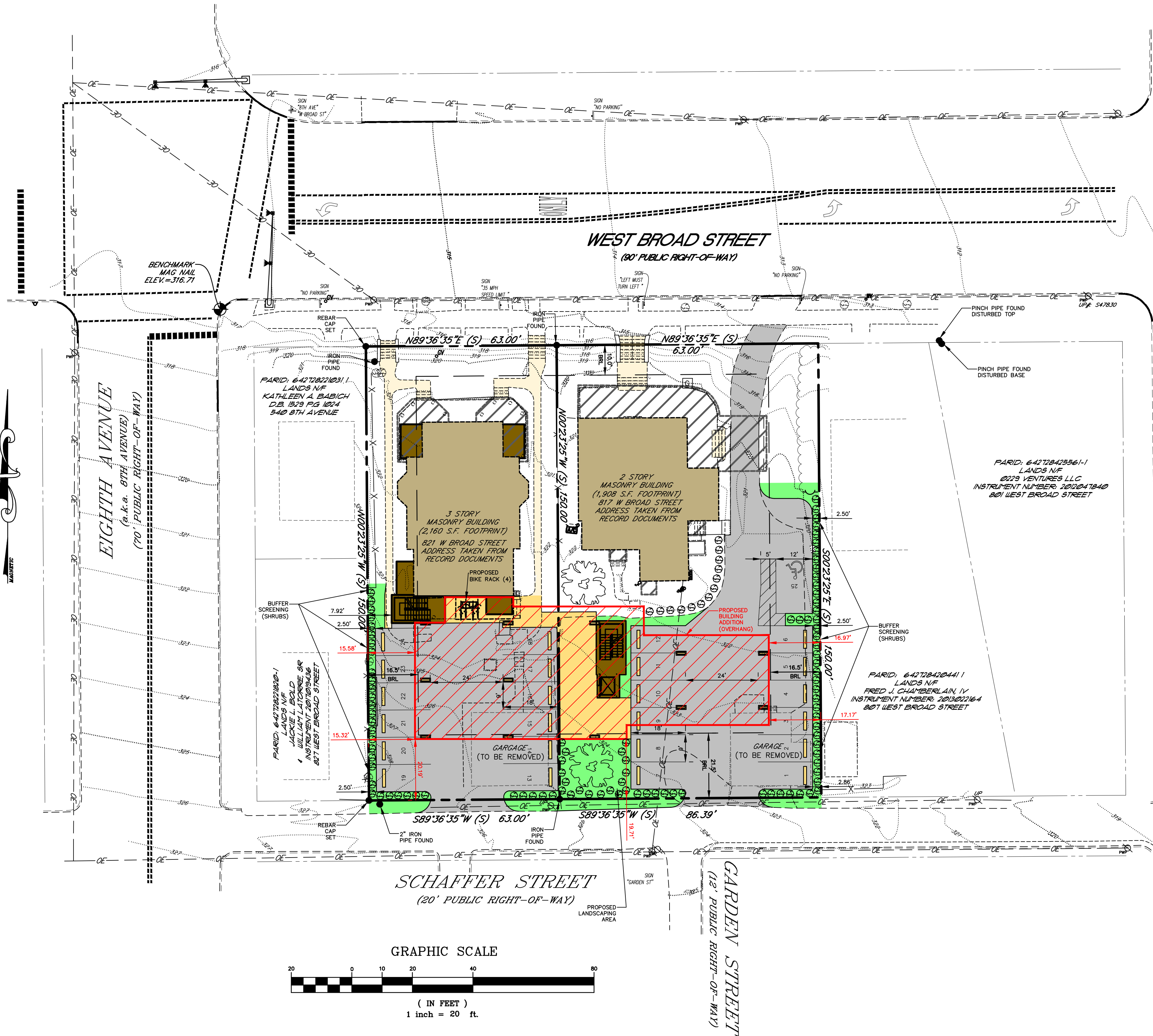
	BENCHMARK
	BUILDING RESTRICTION LINE
	PROPOSED BUILDING ADDITION
	PROPOSED BUILDING ADDITION (OVERHANG)
	PROPOSED CONCRETE
	PROPOSED EDGE OF PAVE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED PAINT
	EXISTING BUILDING - NON-PROJECT
	EXISTING BUILDING - PROJECT
	EXISTING BUILDING OVERHANG (TO REMAIN)
	EXISTING CONCRETE
	EXISTING CONTOUR
	EXISTING CURB
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING EDGE OF PAVE
	EXISTING CHAINLINK FENCE
	EXISTING PAINT
	EXISTING SIGN
	EXISTING TREELINE
	EXISTING DECIDUOUS TREES
	PROPOSED SHRUBS
	PROPOSED TREELINE
	PROPOSED DECIDUOUS TREES
	PROPOSED BUILDING ADDITION
	PROPOSED BUILDING ADDITION (OVERHANG)
	PROPOSED/EXISTING PAVING (PARKING LOT)
	PROPOSED CONCRETE/SIDEWALK
	EXISTING BUILDING OVERHANG (TO REMAIN)
	EXISTING BUILDING (TO REMAIN)
	EXISTING CONCRETE/SIDEWALK (TO REMAIN)

EXISTING FEATURES ARE SHOWN/ DEPICTED IN SLANTED TEXT AND DASHED LINES AND PROPOSED FEATURES ARE SHOWN/ DEPICTED IN STRAIGHT TEXT AND SOLID LINES.

CONSTRUCTION NOTE:

ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LAST REVISED, PADEP STANDARDS, AND/OR MUNICIPAL STANDARDS, WHICHEVER IS MOST STRINGENT.

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				



Owner:
Spinuzzi II LLC
471 Rose Inn Ave
Nazareth, PA 18064
ph: 255-404-7296
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.

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

Site Information (817 W. Broad Street):
• Parcel ID: 642728523476 1
• Deed: 2023022850
• Utilities: Public Water/Sewer

Site Information (821 W. Broad Street):
• Parcel ID: 642728226445 1
• Deed: 2023009423
• Utilities: Public Water/Sewer

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

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					

Project Title

Architect

REV. DATE DESCRIPTION

A 5/9/24 For Sketch Plan Rvw
NO. DATE ISSUE NOTE

Project Manager Drawn By
GaL. GaL.

Date May 2024 Reviewed By
GaL.

Project ID 817-821_WBroad_SD_2-2-24

Sheet Title

Proposed Sketch Plan

Sheet No:

L0.1