

1223 W BROAD STREET

APARTMENT ADDITION

SPECIAL EXCEPTION APPLICATION TO ZONING HEARING BOARD

BETHLEHEM, PENNSYLVANIA

CIVIL

SK-1 SKETCH PLAN

ARCHITECTURAL

A1.1 PROPOSED FIRST FLOOR PLAN
A1.2 PROPOSED SECOND & THIRD FLOOR PLANS
A1.3 3D VIEWS & EXISTING PHOTOGRAPHS
A3.1 BUILDING ELEVATIONS
RENDERING
PARKING LOT STUDY

CODE REVIEW

SCOPE OF WORK
PROJECT INVOLVES AN APARTMENT ADDITION ONTO THE BACK (SOUTH) SIDE OF THE EXISTING RESTAURANT LOCATED AT 1223 W BROAD STREET IN BETHLEHEM. NOTE THE SKETCH PLAN SUBMISSION FOR THIS PROPERTY WAS FORMALLY CALLED THE MINT APARTMENTS. HOWEVER, THE RESTAURANT HAS SINCE CHANGED NAME TO RETRO BURGER. EXISTING PARKING WILL REMAIN WITH THE APARTMENT ADDITION BEING ELEVATED ABOVE THE PARKING. THE ADDITION WILL INCLUDE (2) STORIES WITH (4) 2-BEDROOM APARTMENTS AND (2) 1-BEDROOM APARTMENTS PLUS AN EGRESS STAIR, ELEVATOR, AND ELEVATOR LOBBY FOR A TOTAL OF
CODE SUMMARY
Zoning & Building Code Information - Primary Codes Referenced Primary Codes 2018 International Building Code 2018 International Residential Code 2018 International Energy Conservation code 2018 International Fire Code 2018 International Plumbing Code 2018 International Mechanical Code 2018 International Fuel gas Code 2017 National Electrical Code ANSI A117.1 - 2017
Construction Type: IIB, Non-Combustible
City of Bethlehem Zoning Ordinance 1223 W. Broad Street: CL Limited Commercial District Article 1305: Residential Use: Multi-Family Dwellings (PERMITTED) Article 1306: Dimensional Regulations of CL Limited Commercial Min Rear Yard Setback: Note B, 20' COMPLIES Min Side Yard Setback: 4, COMPLIES Max % Building Coverage: COMPLIES Max % Imperious Coverage: COMPLIES Max Height: COMPLIES Parking General Business, Commercial: One parking space for each two employees, plus one space for every four seats for customers. 10 employees = 5 spaces 75 seats = 19 spaces Multi-Family Dwelling w/ two or fewer bedrooms: 1.5/dwelling unit 6 dwelling units = 11 spaces TOTAL REQUIRED = 33 spaces TOTAL PROVIDED = 31 spaces Special exception requested for (2) less parking spaces

DESIGN TEAM

ARCHITECT

bda|architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

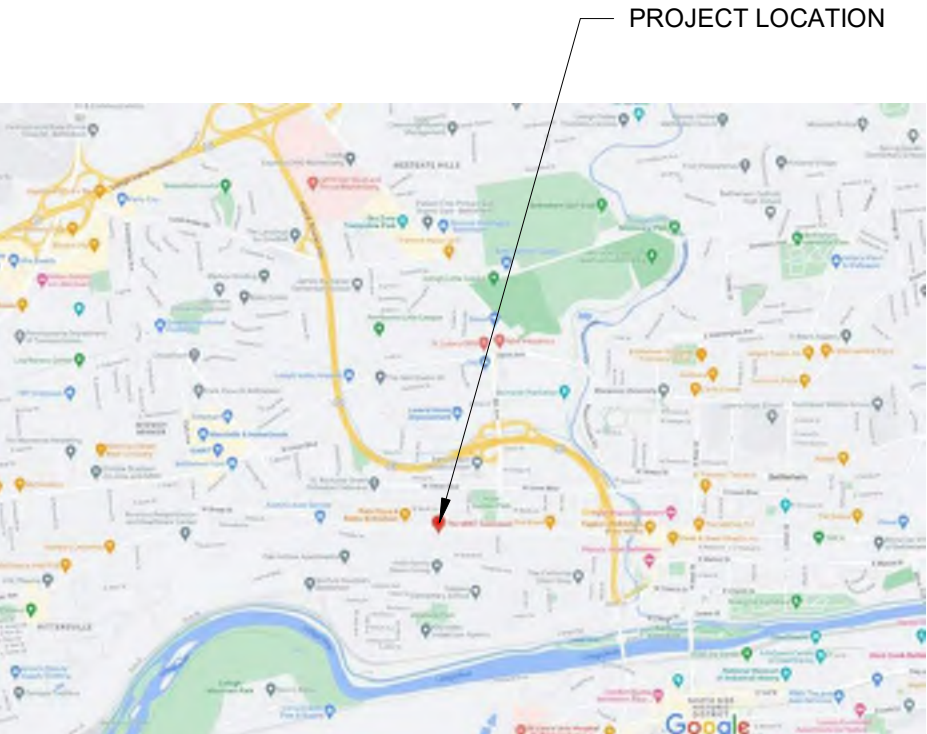
M.E.P. ENGINEER

 BARRY ISETT & ASSOCIATES
Multidiscipline Engineers & Consultants

STRUCTURAL ENGINEER

 ED PONS
ASSOCIATES, P.C. | STRUCTURAL ENGINEERS


PROJECT LOCATION MAP



PROJECT ADDRESS:
1223 W BROAD STREET
BETHLEHEM, PA 18018

CONTACT PERSON:
KAREN ANDREWS, AIA, NCARB
BDA ARCHITECTS, LLC
74 WEST BROAD STREET, SUITE 260
BETHLEHEM, PA 18018 (610) 737-1444

Seal:



PROJECT MANAGER: KAA

SCALE: 12" = 1'-0"

JOB NO.: 23112.00

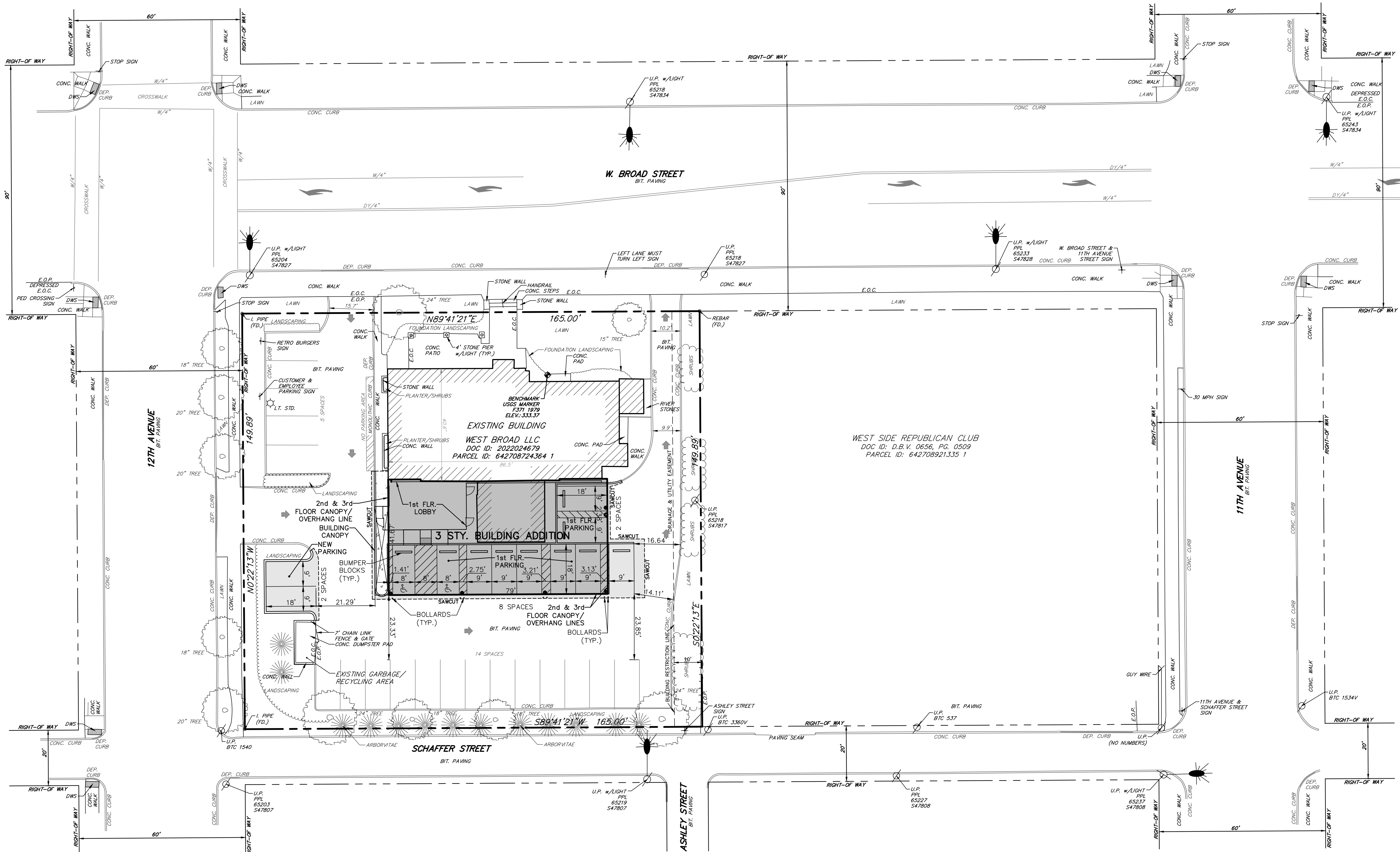
DATE: 4/11/2024

Sheet Number:

CS1.1

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD

NOT FOR CONSTRUCTION



SITE DATA:

OWNER: WEST BROAD LLC
OWNER ADDRESS: 1989 W. POINT DRIVE
BETHLEHEM, PA 18015
jcluna728@gmail.com
917-363-5497
SITE ADDRESS: 1223 W. BROAD STREET
BETHLEHEM, PA 18018
DEED REFERENCE: DOC 10 2022024679
PARCEL ID: 642708724364 1
WARD 13, LOT 3
OLD PARCEL ID: 03 13 G11NWIC 014 001
TOTAL AREA: 24,731 S.F. = 0.5677 AC.
PARKING SPACES: 26 SPACES, 2 HC SPACES

EXISTING BUILDING COVERAGE: 15.7%
PROPOSED BUILDING COVERAGE: 26.7%
EXISTING IMPERVIOUS COVERAGE: 75.7%
PROPOSED IMPERVIOUS COVERAGE: 75.9

SEWER: MUNICIPAL
WATER: MUNICIPAL
DATUM: NORTH AMERICAN VERTICAL DATUM 1988
(NAVD 88)

ZONING DATA:

DISTRICT: CL - LIMITED COMMERCIAL DISTRICT
EXISTING USE: RESTAURANT
PROPOSED USE: RESTAURANT & MULTI-FAMILY DWELLING/APARTMENTS
MINIMUM LOT AREA: 2,000 S.F.
MINIMUM LOT WIDTH: 20 FT.
MINIMUM YARDS:
FRONT: 0 FT. - (NO NEW VEHICLE PARKING SPACES SHALL BE LOCATED BETWEEN THE FRONT LOT LINE ALONG A PUBLIC STREET AND THE FRONT OF A PRINCIPAL BUILDING.)
REAR: 10 FEET
SIDE: 4 FEET

MAXIMUM PERCENT BLDG. COVERAGE: 80%
MAXIMUM PERCENT IMPER. COVERAGE: 90%
MAXIMUM HEIGHT (ALL USES): 5 STORIES OR 60 FT.

ZONING NOTE:
ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
LOT LINE	---	---
BUILDING SETBACK	---	---
LEGAL RIGHT-OF-WAY	---	---
CURBING	DEP. CURB	DEP. CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT		
CONCRETE WALKWAY		
SOIL BOUNDARY	---	---
UTILITY POLE	U.P.	U.P.
OVERHEAD WIRES	O.W.	O.W.
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND FIBER OPTICS	U.F.	U.F.
WATER MAIN & VALVE	W.M.	W.M.
CURB STOP	C.S.	C.S.
FIRE HYDRANT	F.H.	F.H.
GAS MAIN & VALVE	G.V.	G.V.
SANITARY LINE, MANHOLE, & CLEANOUT	EXST. MH	SAN. CO.
STORM LINE, MANHOLE, & INLET	EXST. MH	EXST. INLET
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN TYPES		
DECIDUOUS TREE	1 AR	1 AR
EVERGREEN TREE	1 PS	1 PS
LANDSCAPING		
CONTOUR	590.53	590.53
SPOT ELEVATION	E.O.P.	E.O.P.
EDGE OF PAVEMENT	E.O.C.	E.O.C.
EDGE OF CARTWAY	BT.	BT.
TYPICAL	(TYP.)	(TYP.)
DOOR SILL	D.S.	D.S.
FINISHED FLOOR	F.F.	F.F.
DETECTABLE WARNING SYSTEM	DWS	DWS
TO BE REMOVED	(T.B.R.)	(T.B.R.)
TO REMAIN	(REM.)	(REM.)
TO BE REPLACED	(REPL.)	(REPL.)
RELOCATE	(REL.)	(REL.)
NOTE:		
VERTICAL TEXT INDICATES PROPOSED FEATURES		
SLANTED TEXT INDICATES EXISTING FEATURES		

PARKING DATA:

PARKING REGULATIONS:
• RESTAURANTS, NIGHT CLUBS, AND TAVERNS: 1 SPACE/2 EMPLOYEES, PLUS 1 SPACE/4 SEATS FOR CUSTOMERS. A USE WITHOUT SEATING SHALL INCLUDE 1 SPACE/4 PERSONS OF ALLOWED BUILDING CAPACITY UNDER FIRE CODE
10 EMPLOYEES = 5 SPACES
75 EATS = 19 SPACES
• MULTI-FAMILY DWELLINGS/APARTMENTS WITH TWO OR FEWER BEDROOMS: 1.75 SPACES/DWELLING UNIT
6 DWELLING UNITS = 9 SPACES

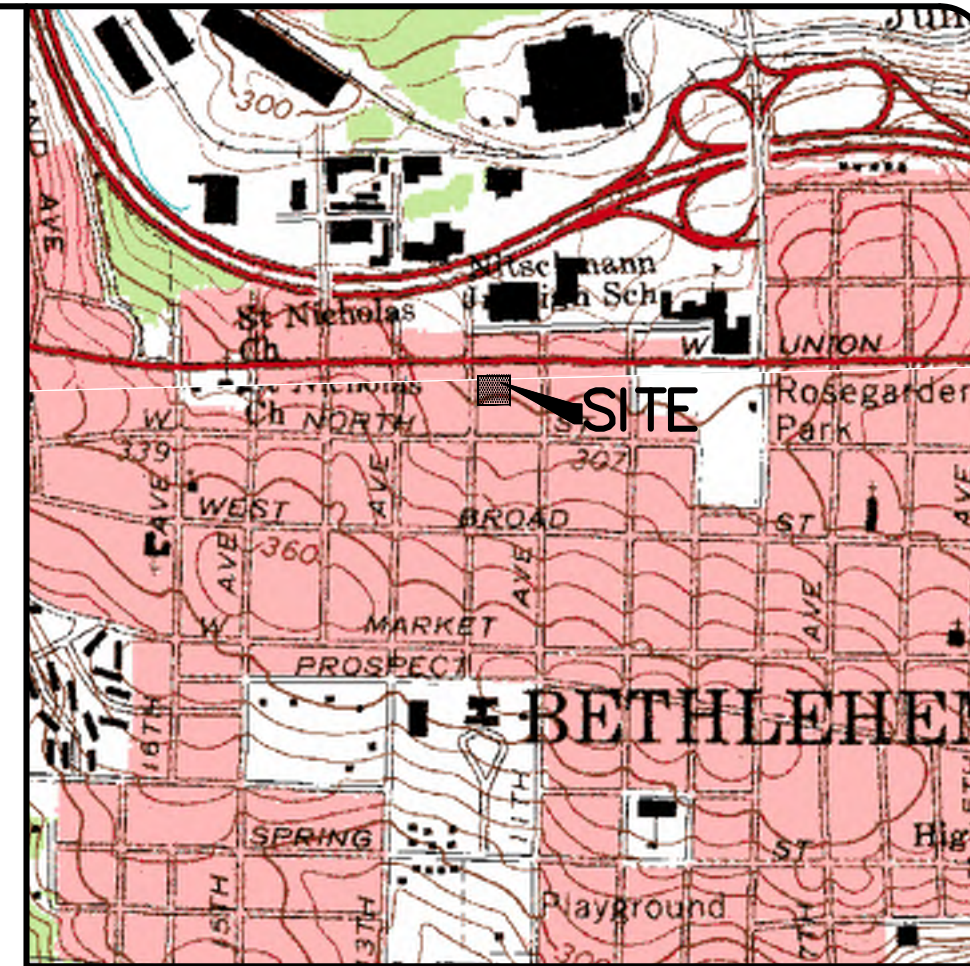
TOTAL REQUIRED: 33 SPACES
TOTAL EXISTING: 30 SPACES
TOTAL PROVIDED: 31 SPACES

LANDSCAPING NOTES

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
- BARRICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
- THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT. FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE. NO PRUNING, ROOT PRUNING OF ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14" IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE ROOT BALL. TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
- ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.



Know what's below.
Call before you dig.
SITE SERIAL #20240751114



LOCATION MAP
ALLENTOWN EAST PA QUADRANGLE
& CATASAUQUA QUADRANGLE
SCALE: 1"=1000'

BY	DATE

REVISIONS

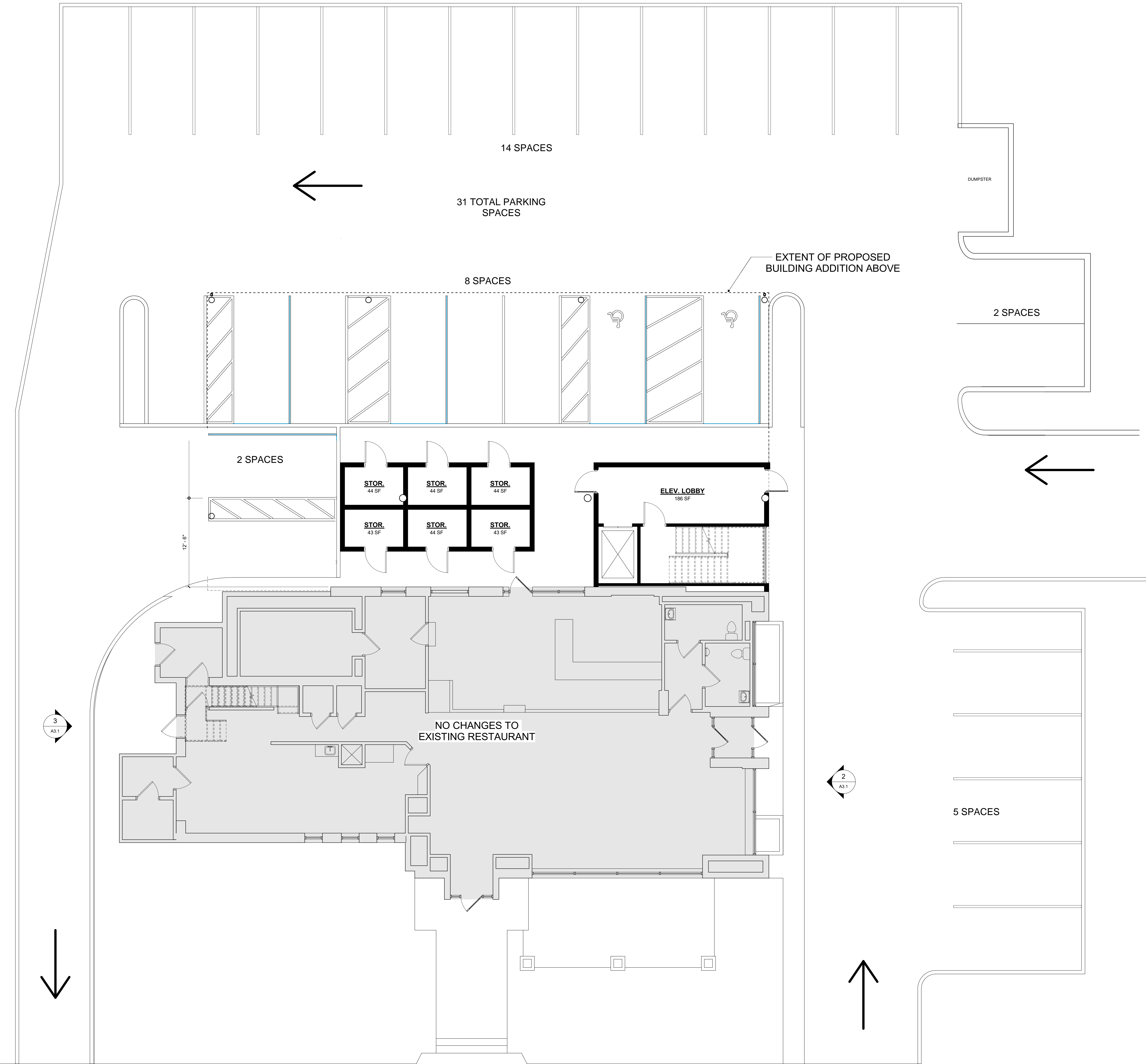
610.388.0904
baryisett.com
5420 Crackersport Road
Allentown, PA 18104

**BARRY
ISETT &
Associates**
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS

SKETCH PLAN
1223 W. BROAD STREET
MINT APARTMENTS
CITY OF BETHLEHEM
LEHIGH COUNTY, PA

DATE:	5/24/24	DSGN:	
SCALE:	1"=20'	CHK:	CDC
DRAWN:	DFG	APPRD:	CDC
JOB:	1004124.000	P MGR:	CDC
COPYRIGHT 2024			
SHEET: 1 of 1			

SK-1



1 PROPOSED FIRST FLOOR PLAN & SITE
A1.1 3/16" = 1'-0"

Client Logo:

Consultant Logo:

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

1223 W BROAD STREET
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

PROPOSED FIRST FLOOR PLAN

Revisions:

Seal:

PROJECT MANAGER: KAA
SCALE: 3/16" = 1'-0"
JOB NO.: 23112.00
DATE: 4/11/2024

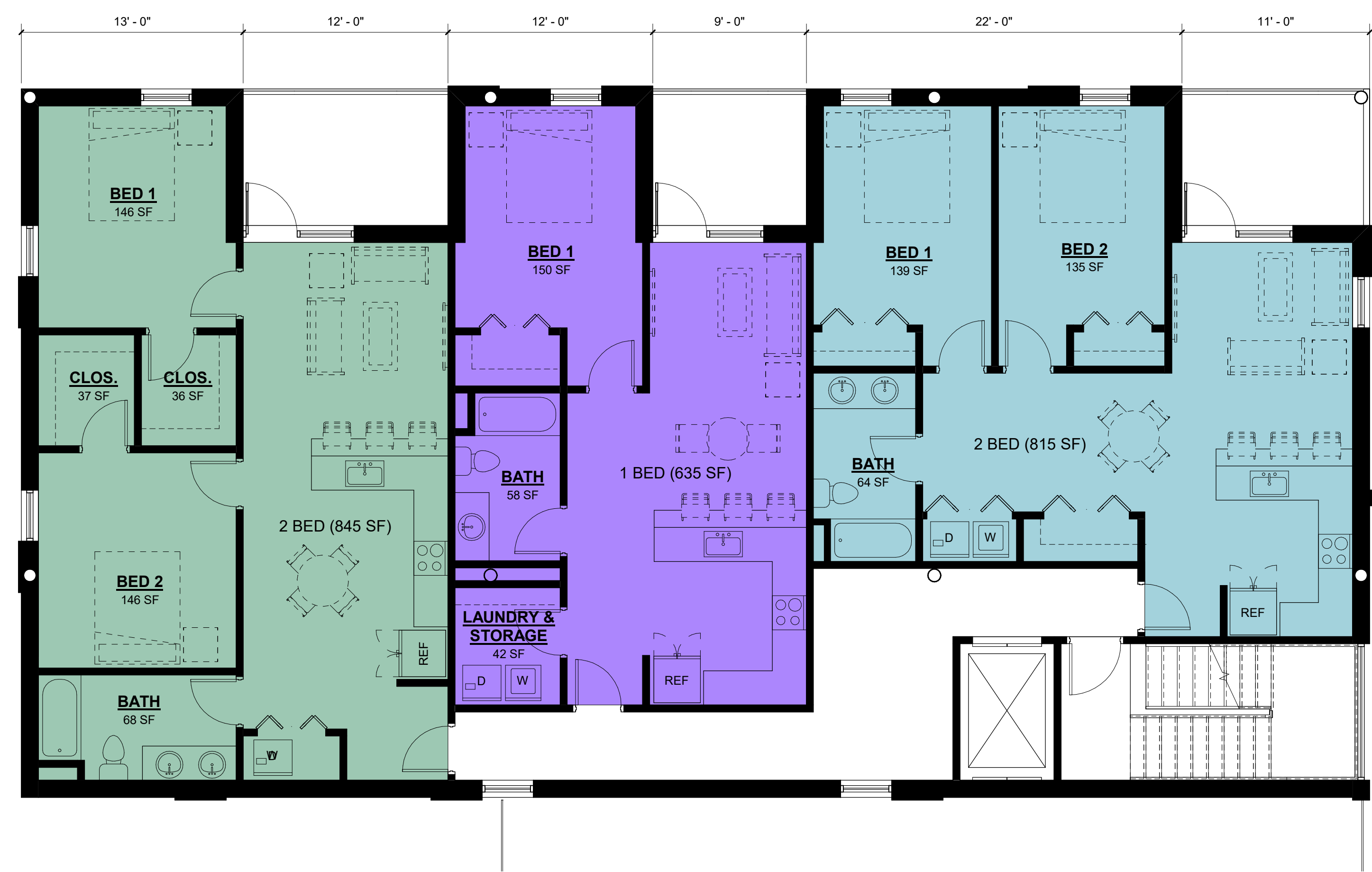
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A1.1

ALL DIMENSIONS AND EXISTING
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1 PROPOSED SECOND FLOOR PLAN
A1.2 3/16" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
A1.2 3/16" = 1'-0"

Client Logo:

Consultant Logo:

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

1223 W BROAD STREET
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

PROPOSED SECOND & THIRD FLOOR
PLANS

Revisions:

Seal:



PROJECT MANAGER: KAA
SCALE: 3/16" = 1'-0"
JOB NO.: 23112.00
DATE: 4/11/2024

Sheet Number:

A1.2

ALL DIMENSIONS AND EXISTING
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EXISTING RETRO BURGER RESTAURANT PHOTOS:



NEIGHBORING BUILDINGS



Client Logo:

Consultant Logo:

bda architects
architecture + design
clarks summit
bethlehem
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1223 W BROAD STREET
APARTMENT ADDITION
BETHLEHEM, PENNSYLVANIA

3D VIEWS & EXISTING PHOTOGRAPHS

Revisions:

Seal:



PROJECT MANAGER: KAA
SCALE: 12" = 1'-0"
JOB NO.: 24112.01
DATE: 4/11/2024

Sheet Number:
A1.3

ALL DIMENSIONS AND EXISTING
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1223 W BROAD STREET
APARTMENT ADDITION

BETHLEHEM, PENNSYLVANIA

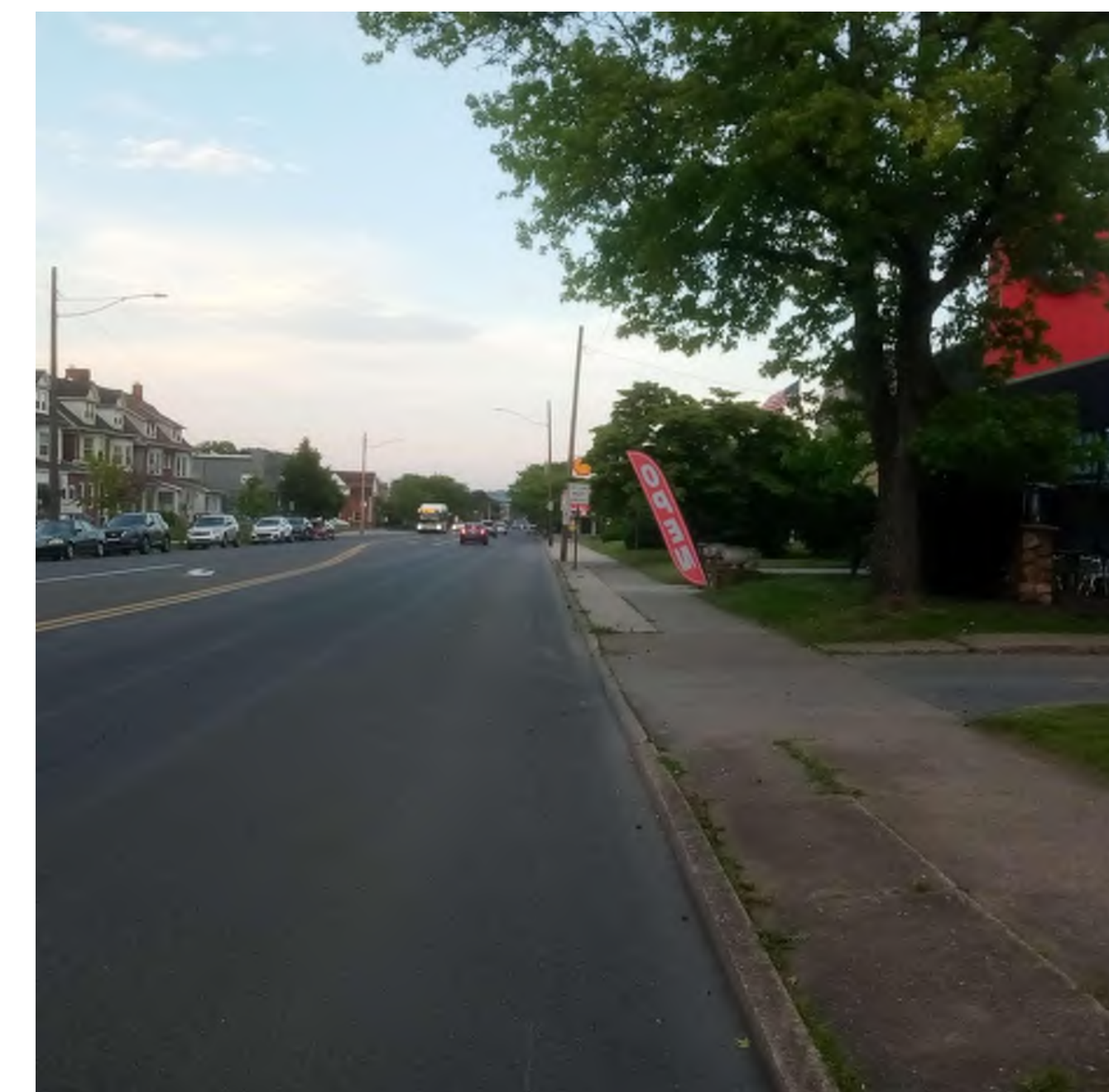
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04/11/24

STREET PARKING

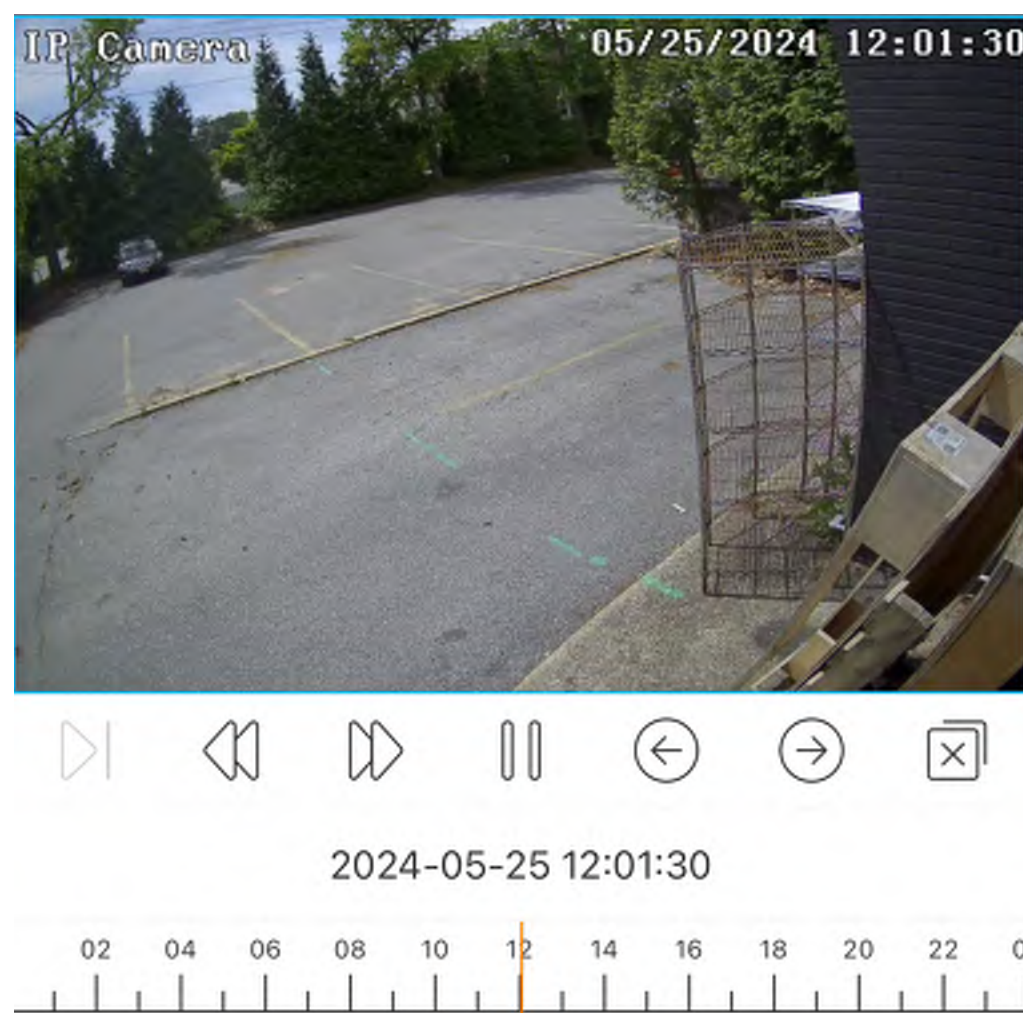


Thursday 5/23 at 7:30pm

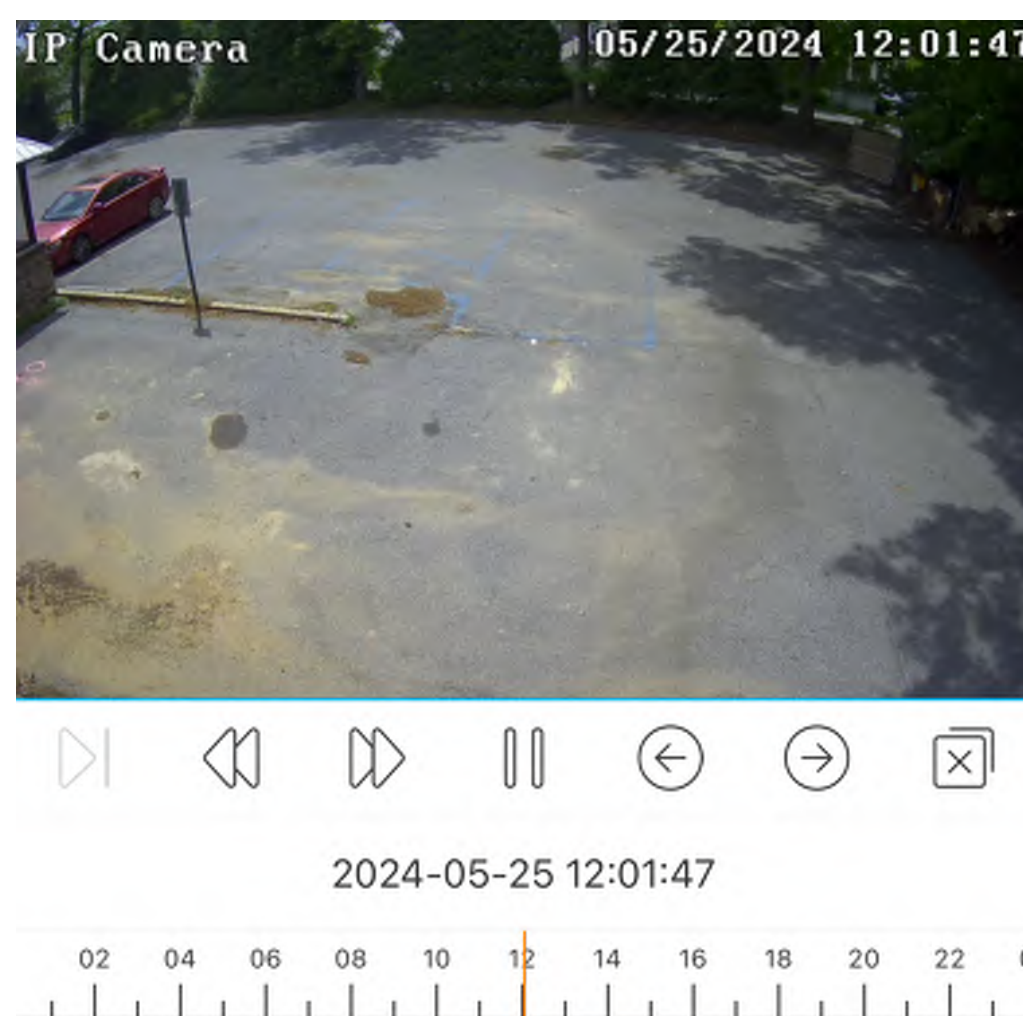


Thursday 5/23 at 7:30pm

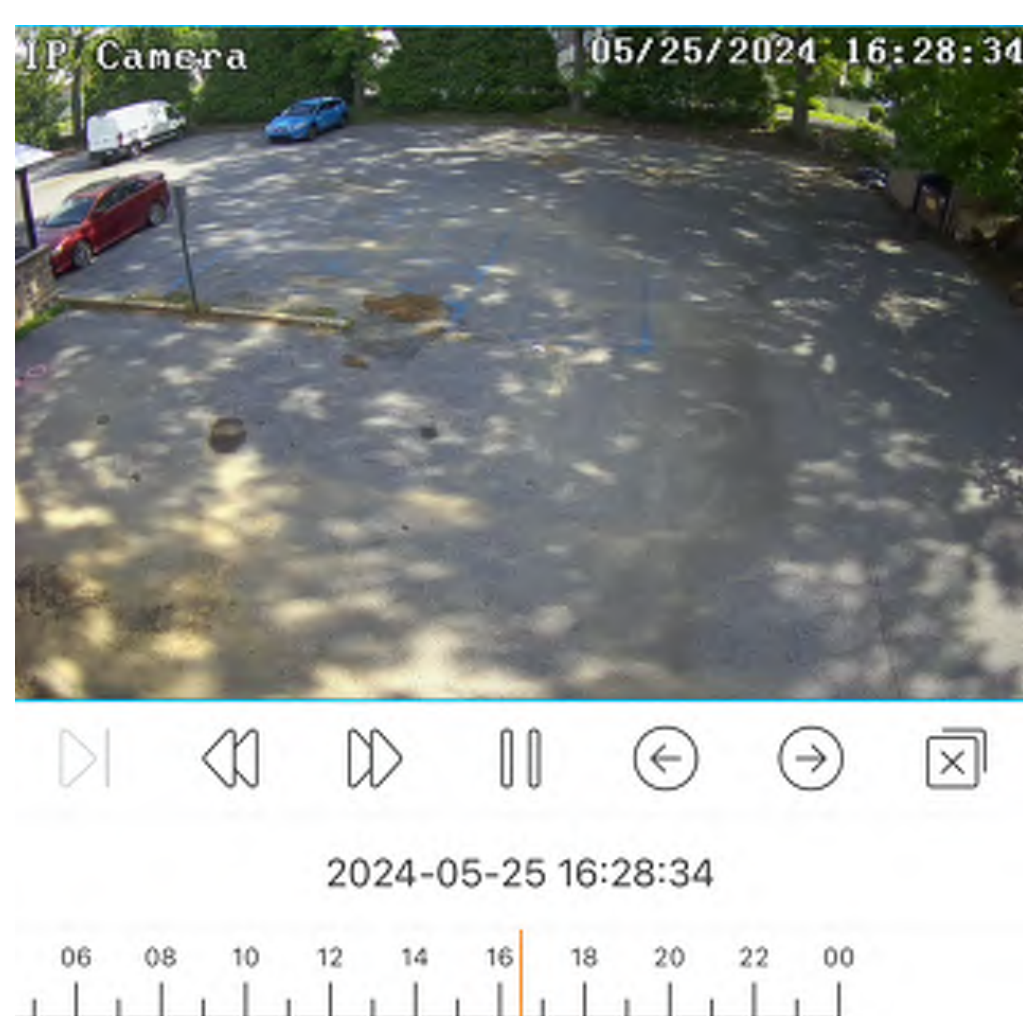
PARKING LOT



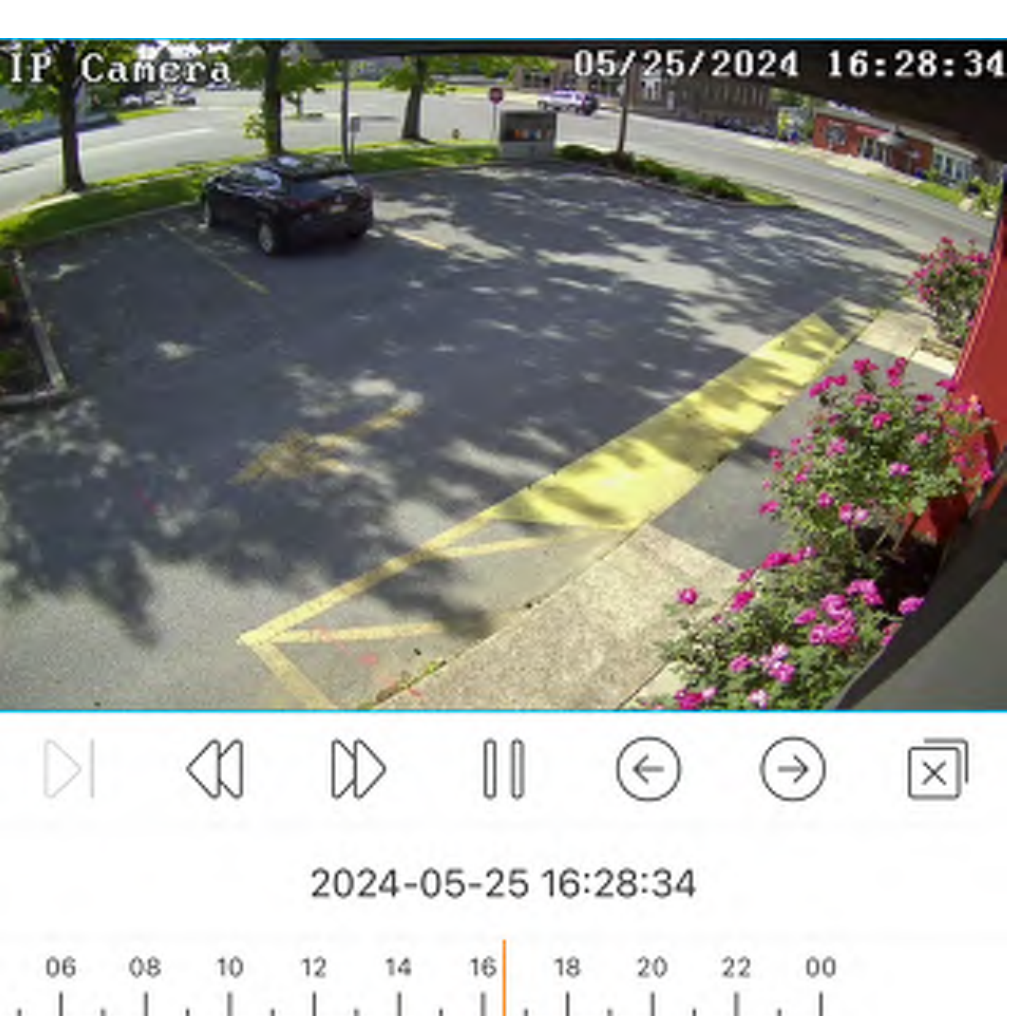
Saturday 5/25 at 12:01pm



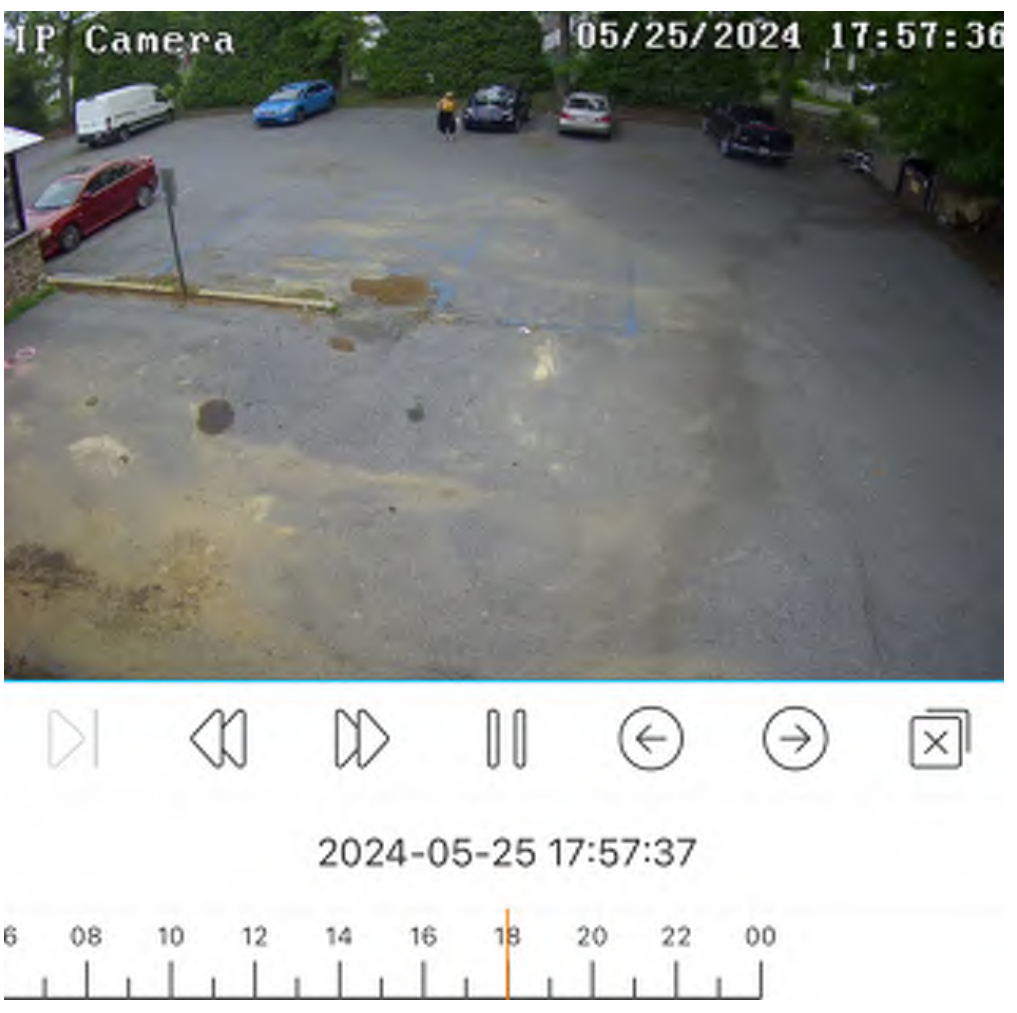
Saturday 5/25 at 12:01pm



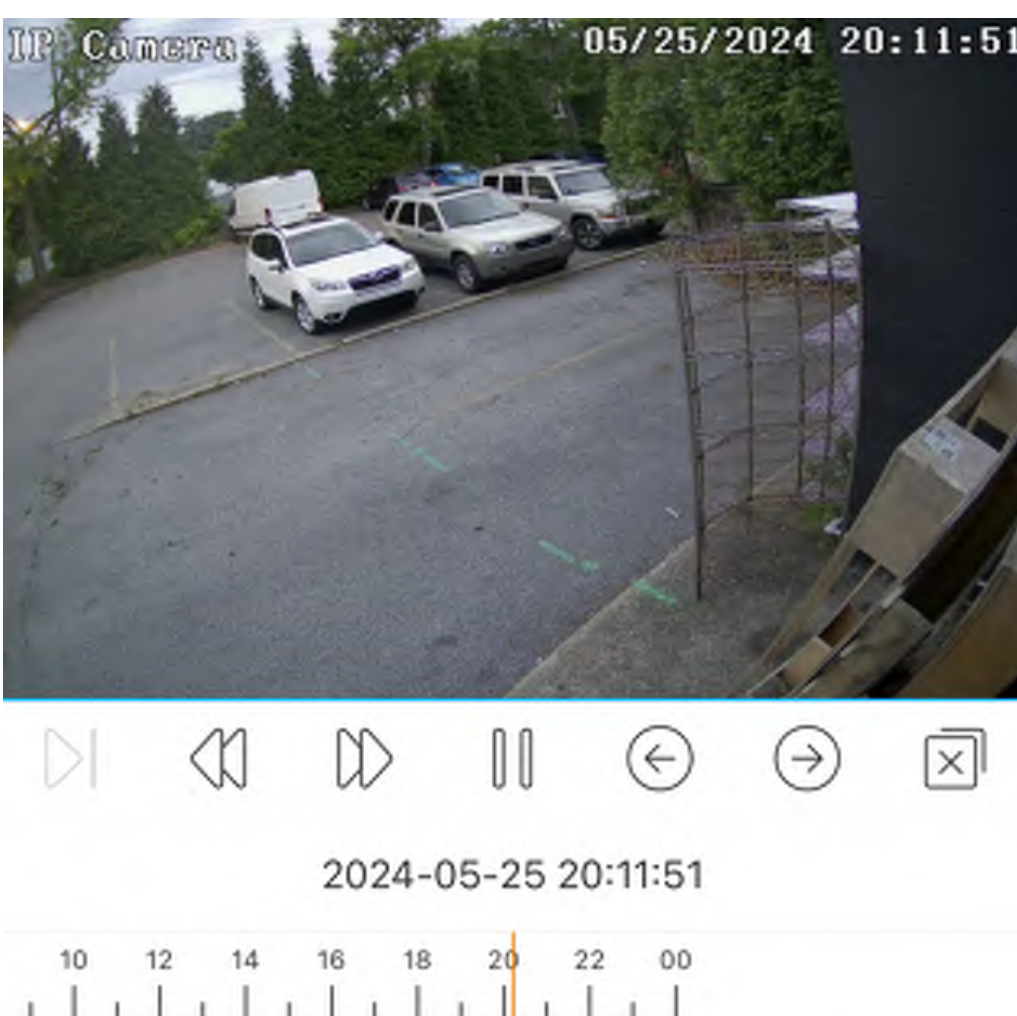
Saturday 5/25 at 4:28pm



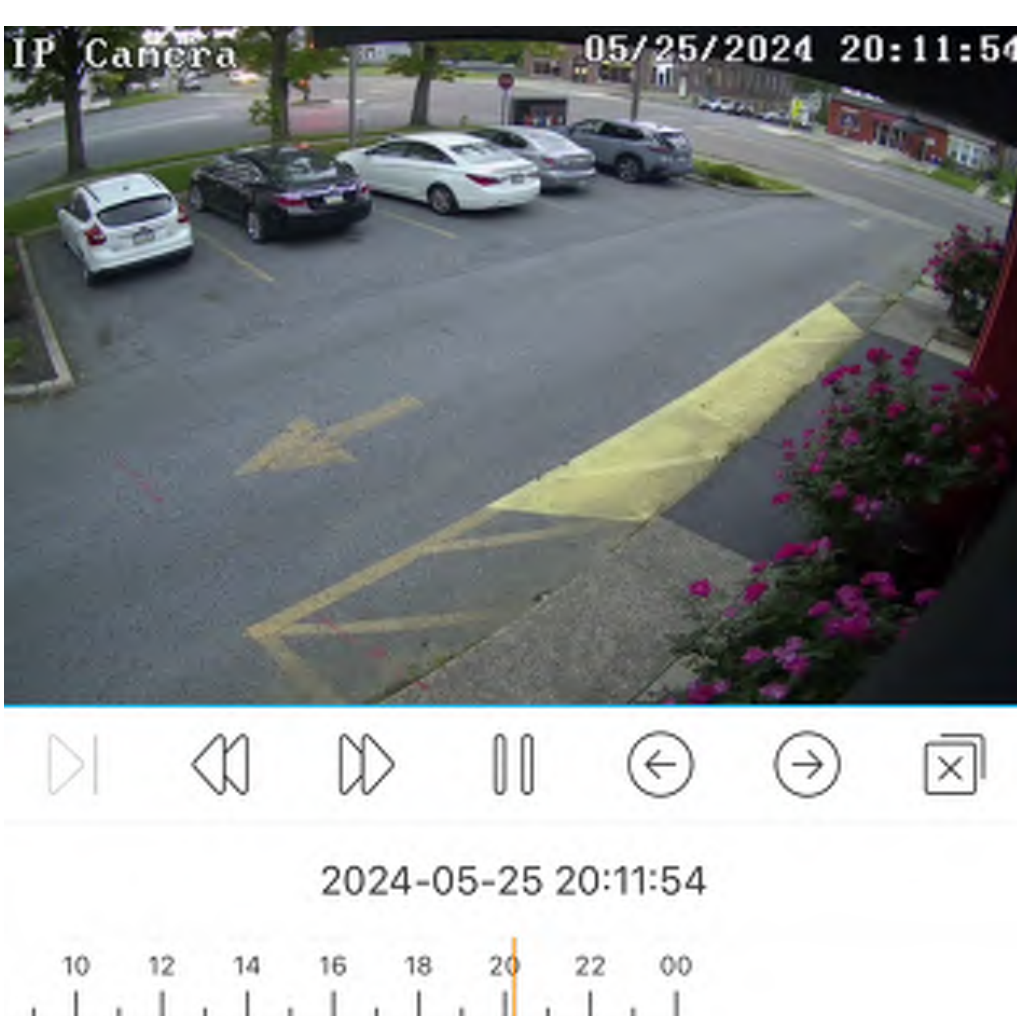
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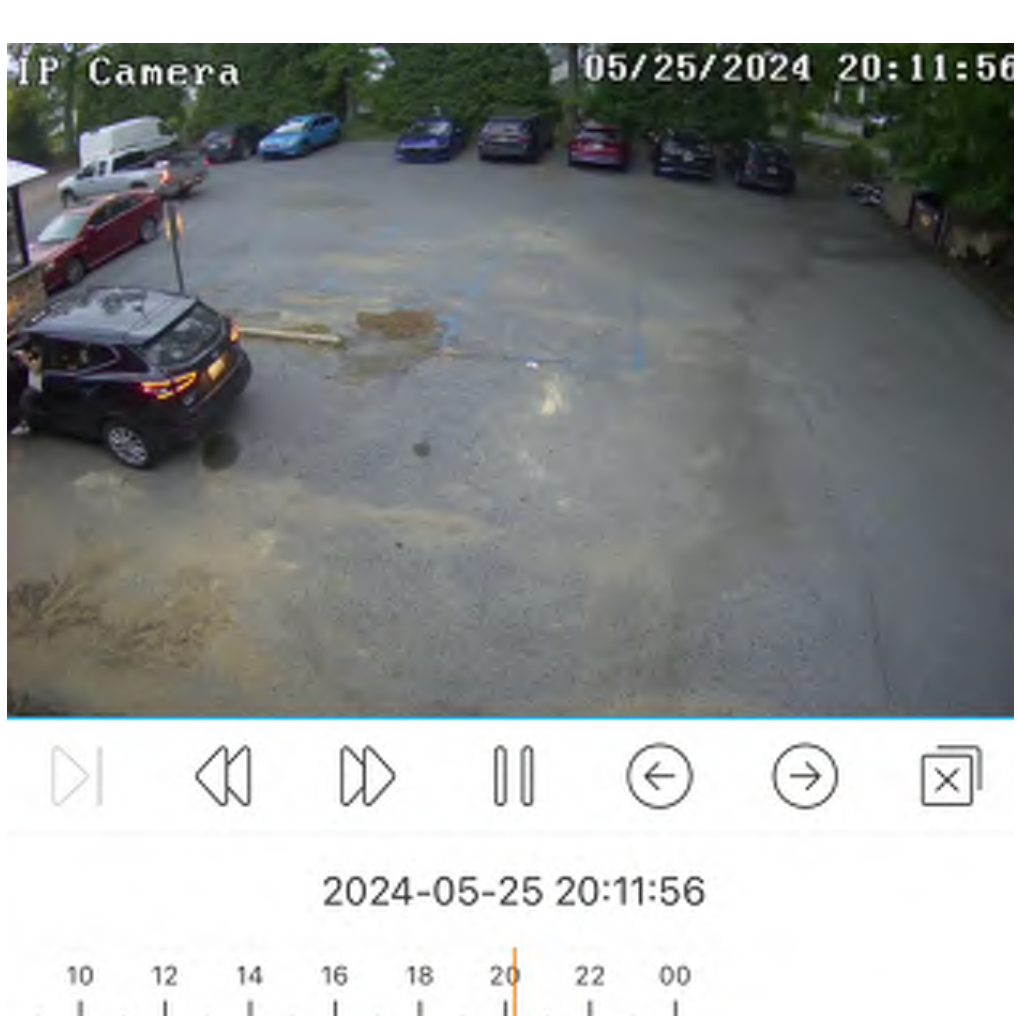
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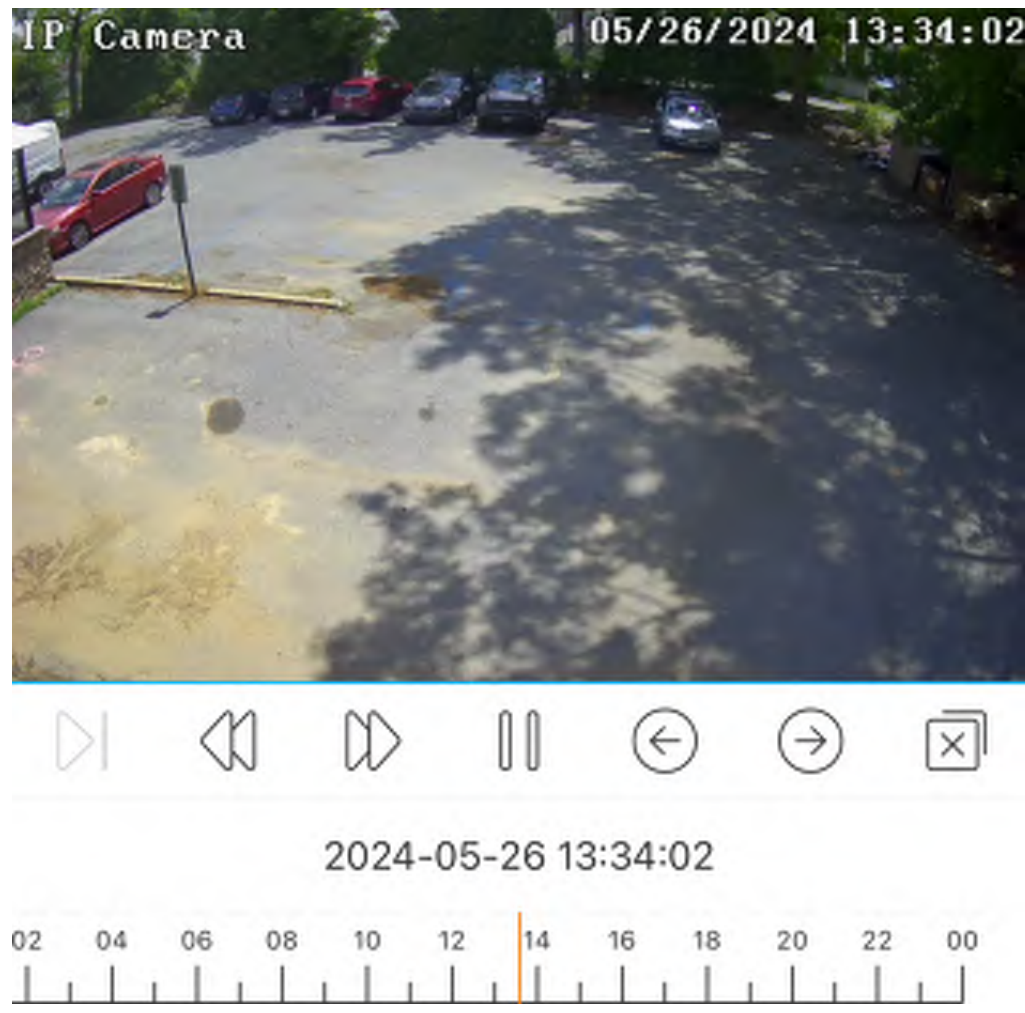
Saturday 5/25 at 8:11pm



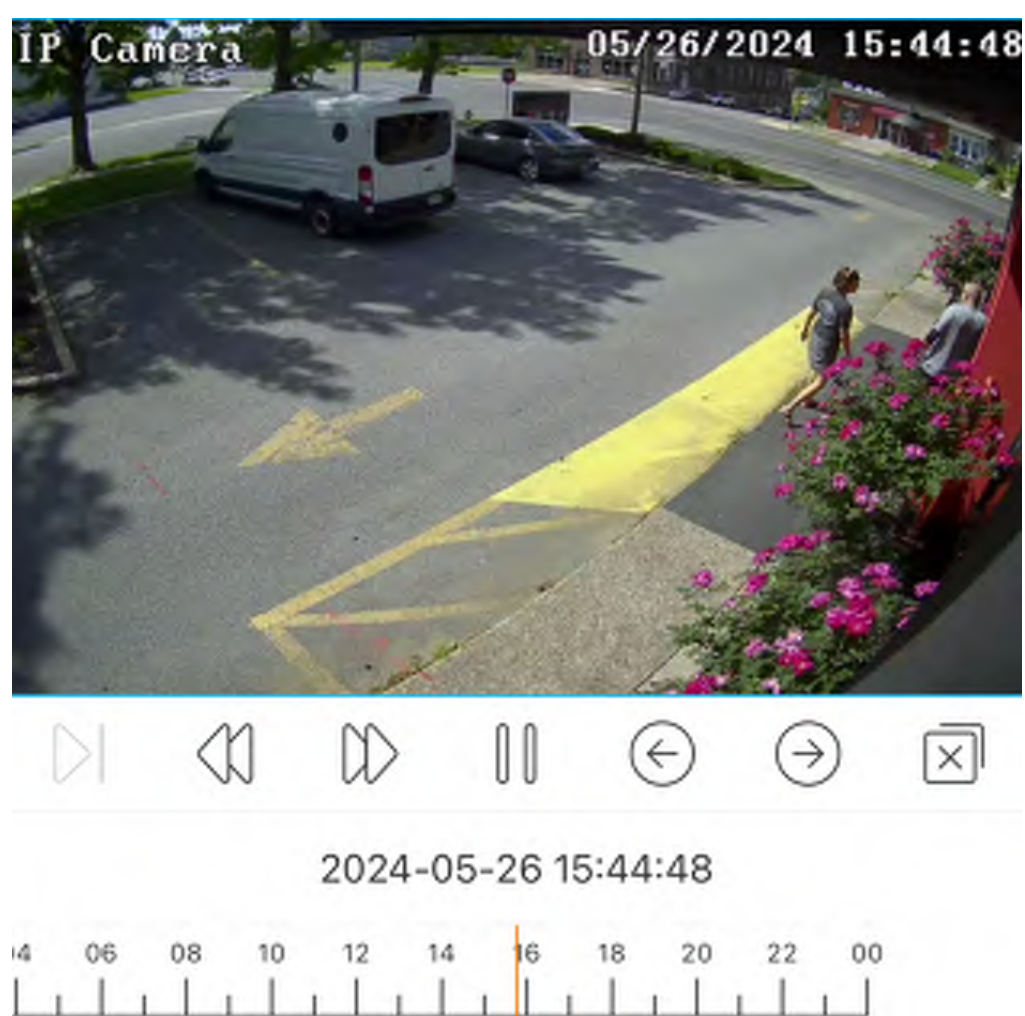
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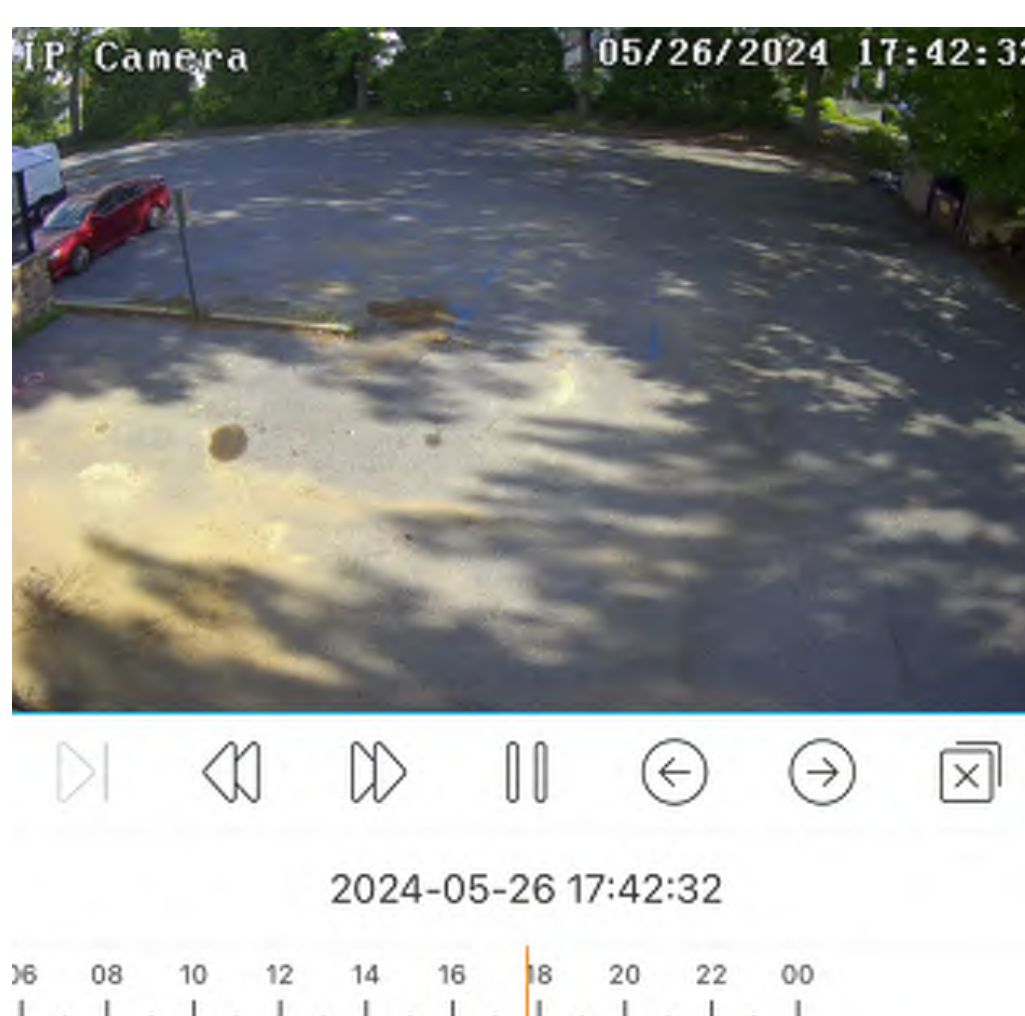
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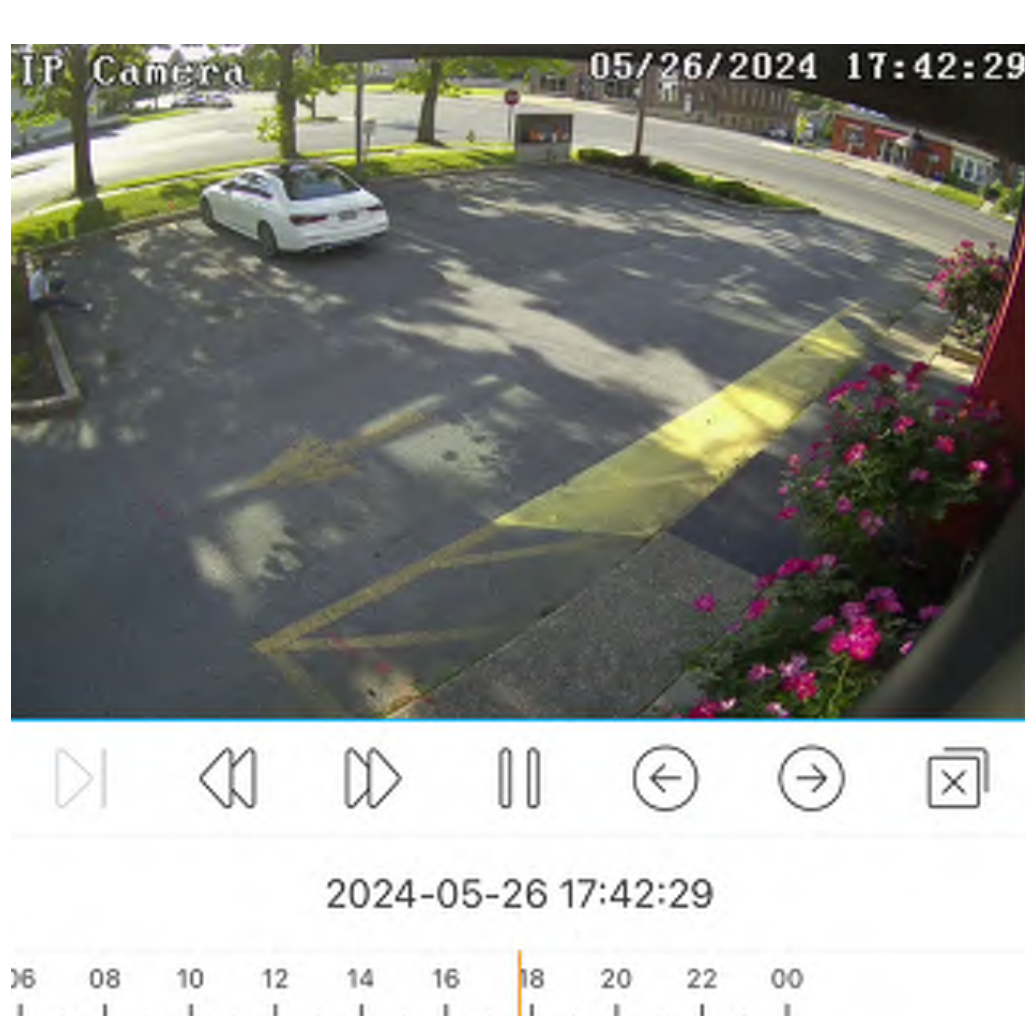
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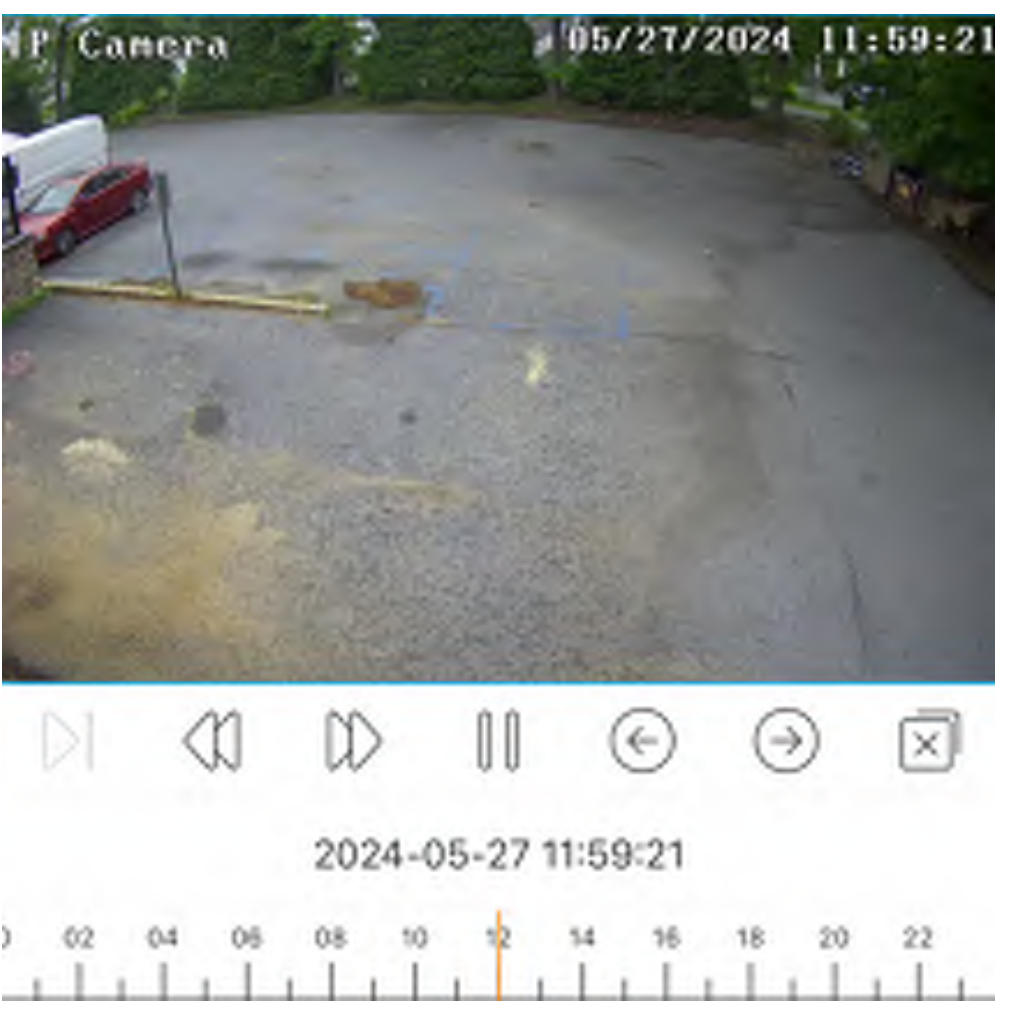
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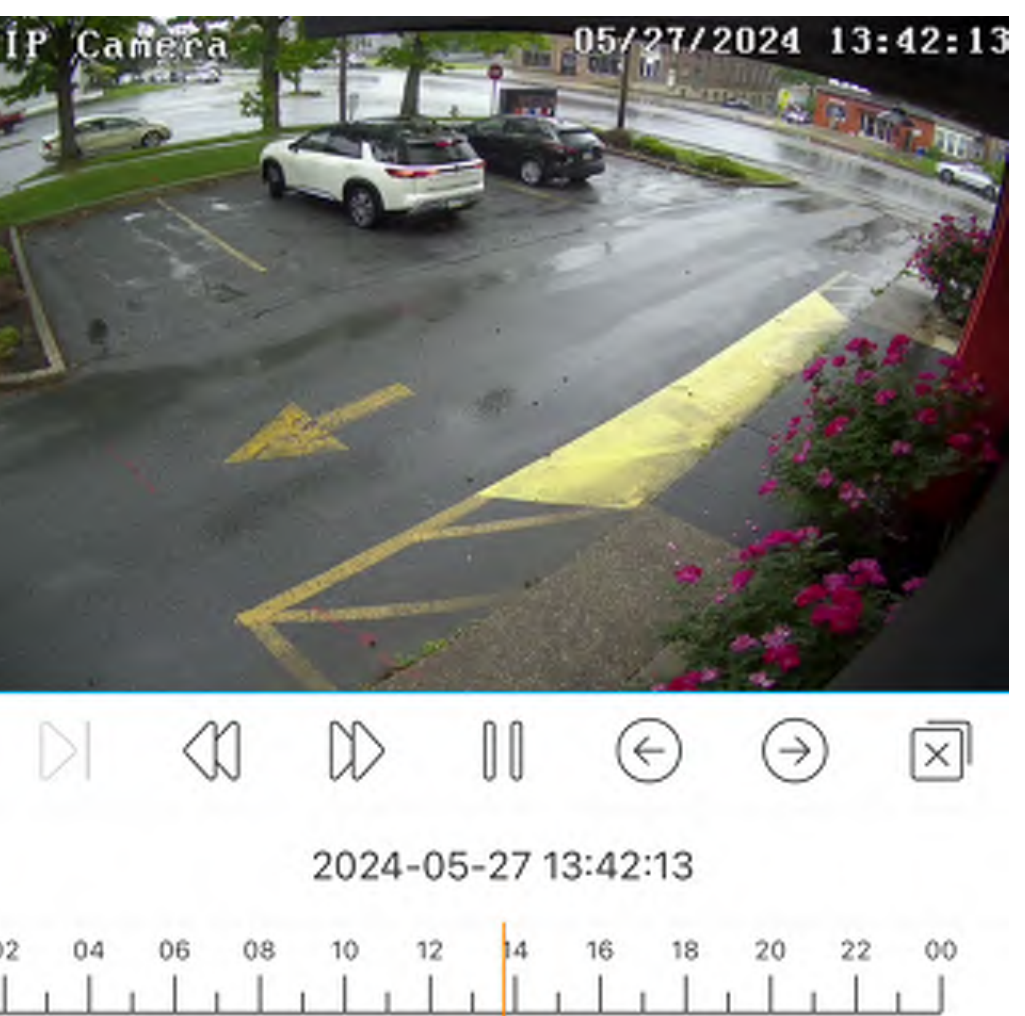
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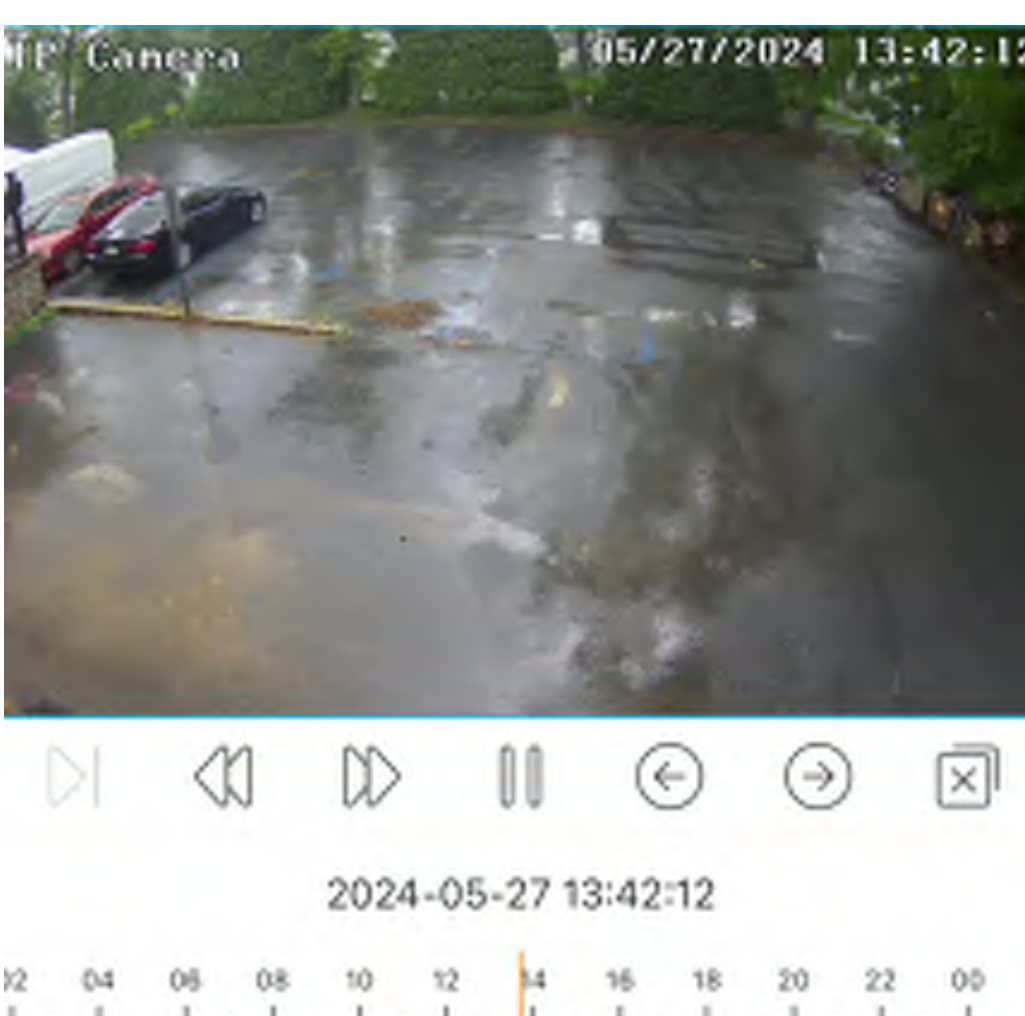
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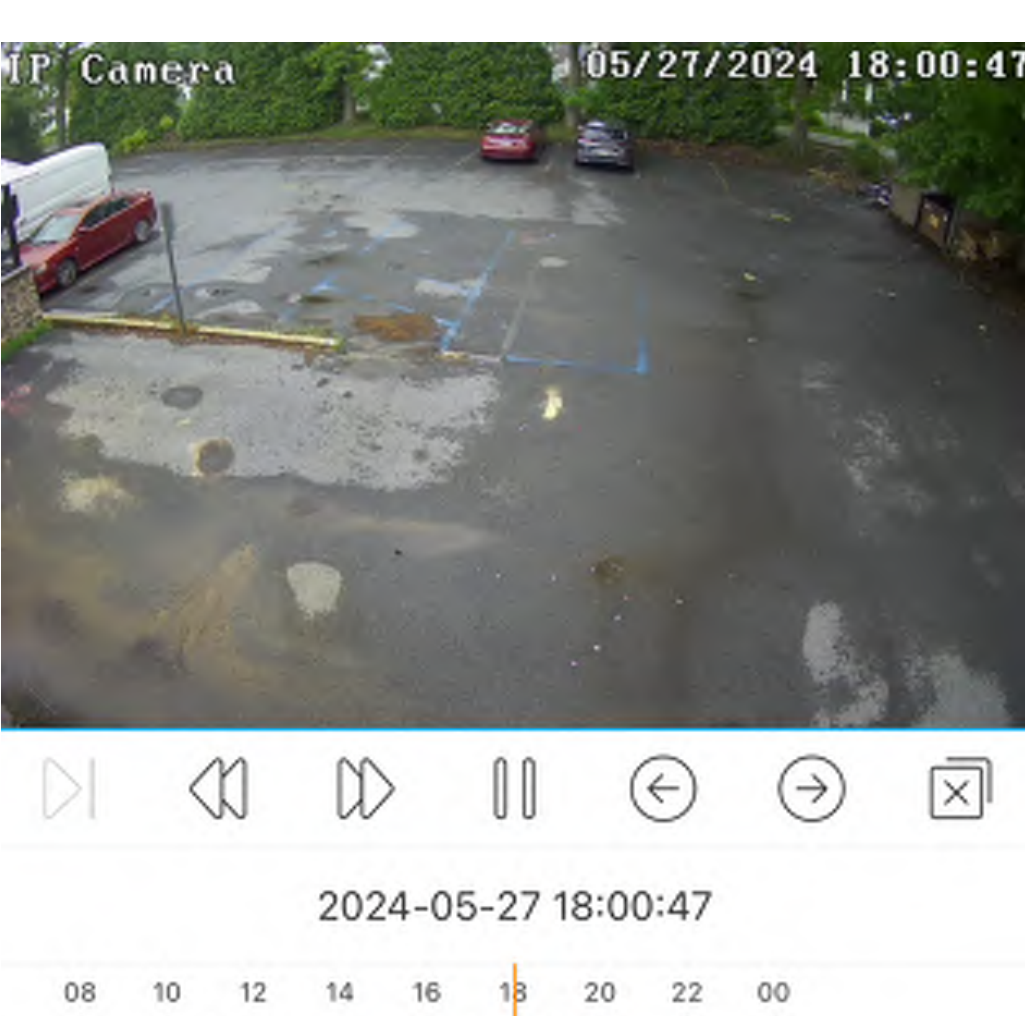
Monday 5/27 at 11:59am



Monday 5/27 at 1:42pm



Monday 5/27 at 1:42pm



Monday 5/27 at 6:00pm