



Proposed (3) Story Addition & Alterations for:
817- 821- 823 West Broad Street
City of Bethlehem, Lehigh County, PA 18018

817 - 821- 823 W. Broad Street - Proposed 18 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: 18 dwelling units

Required Offstreet Parking Spaces - 1.5 spaces per dwelling unit
18 dwelling units x 1.5 spaces = 27 parking spaces
27 (.05) reduction for bike parking = 26 parking spaces required
Parking spaces provided: 26 spaces and (4) bicycle spaces



817 - 821- 823 West Broad Street - Existing Conditions

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

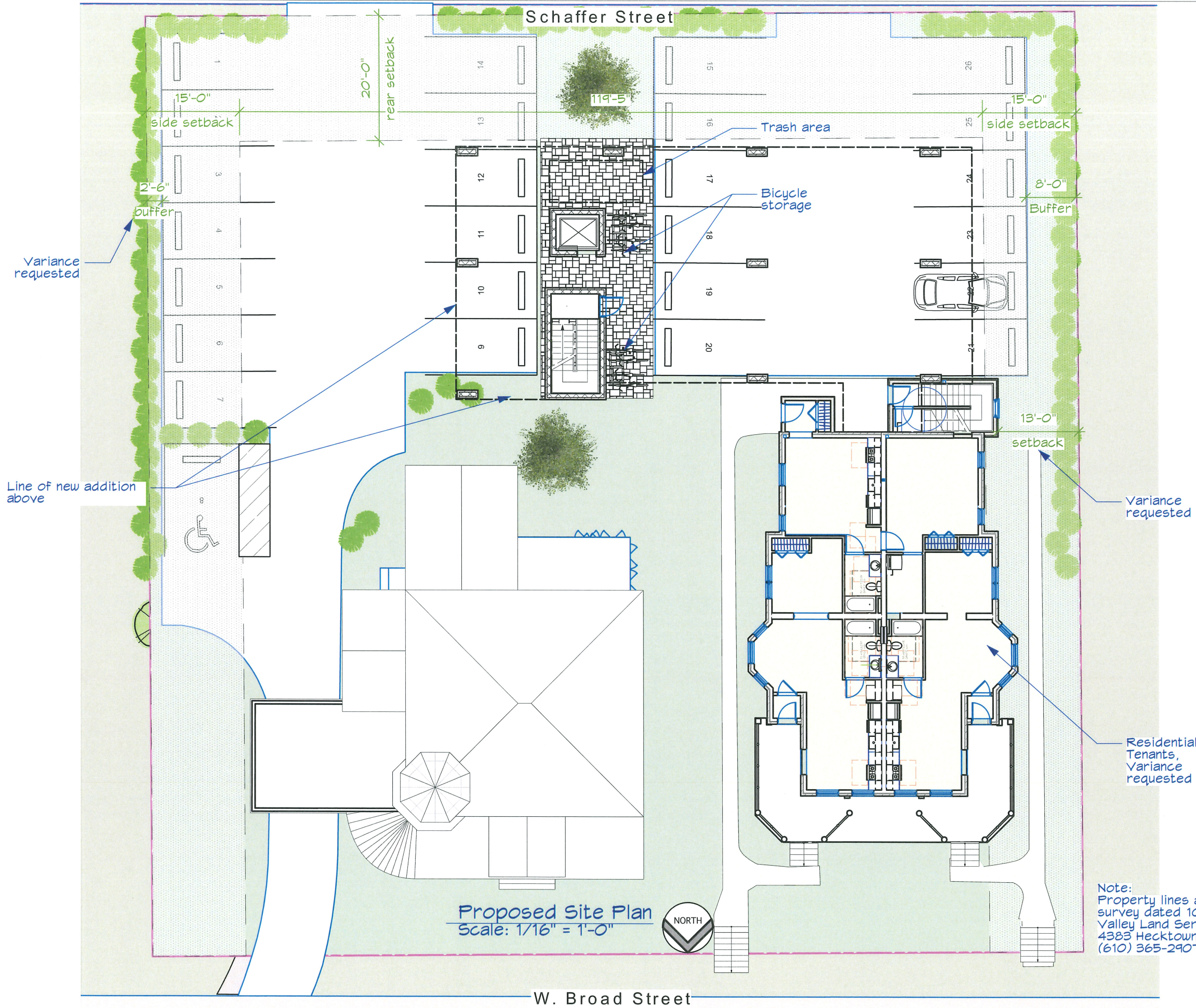
- Project Summary:**
1. A lot consolidation is proposed for 817 - 821 W. Broad.
 2. An addition and alterations are proposed to the existing two (2) family house at 821-823 W. Broad St. to allow for a total of 14 apartment units.
 3. The existing residential structure at 817 W. Broad is proposed to be 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 (East)	15'0"	+ 6" per foot over 35'-0"	+ 6" per foot over 35'-0"		
Side yard (West)	15'0"	+ 6" per foot over 35'-0"	+ 6" per foot over 35'-0"	Variance Requested	2'0"
Rear yard	20'0"	+ 6" per foot over 35'-0"	50'0"		
* 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	18 dwelling units		
Offstreet Parking Spaces	1.5 spaces per Dwelling Unit	27 spaces	26 spaces		
Reduction for bike parking	(0.05 factor)	27 - 1.35 = 25.65 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"		3 stories/ 28'-9"		
Maximum Building Coverage	80%		33%		
Maximum Impervious Coverage	no limit				

Unit Types	1 BR	2 BR	3 BR
821 - 823 W. Broad			
First Floor	3	0	
Second Floor	4	2	
Third Floor	5	0	
817 W. Broad			
First Floor	2		
Second Floor		1	1
Total:	14	3	1
Grand Total	18		

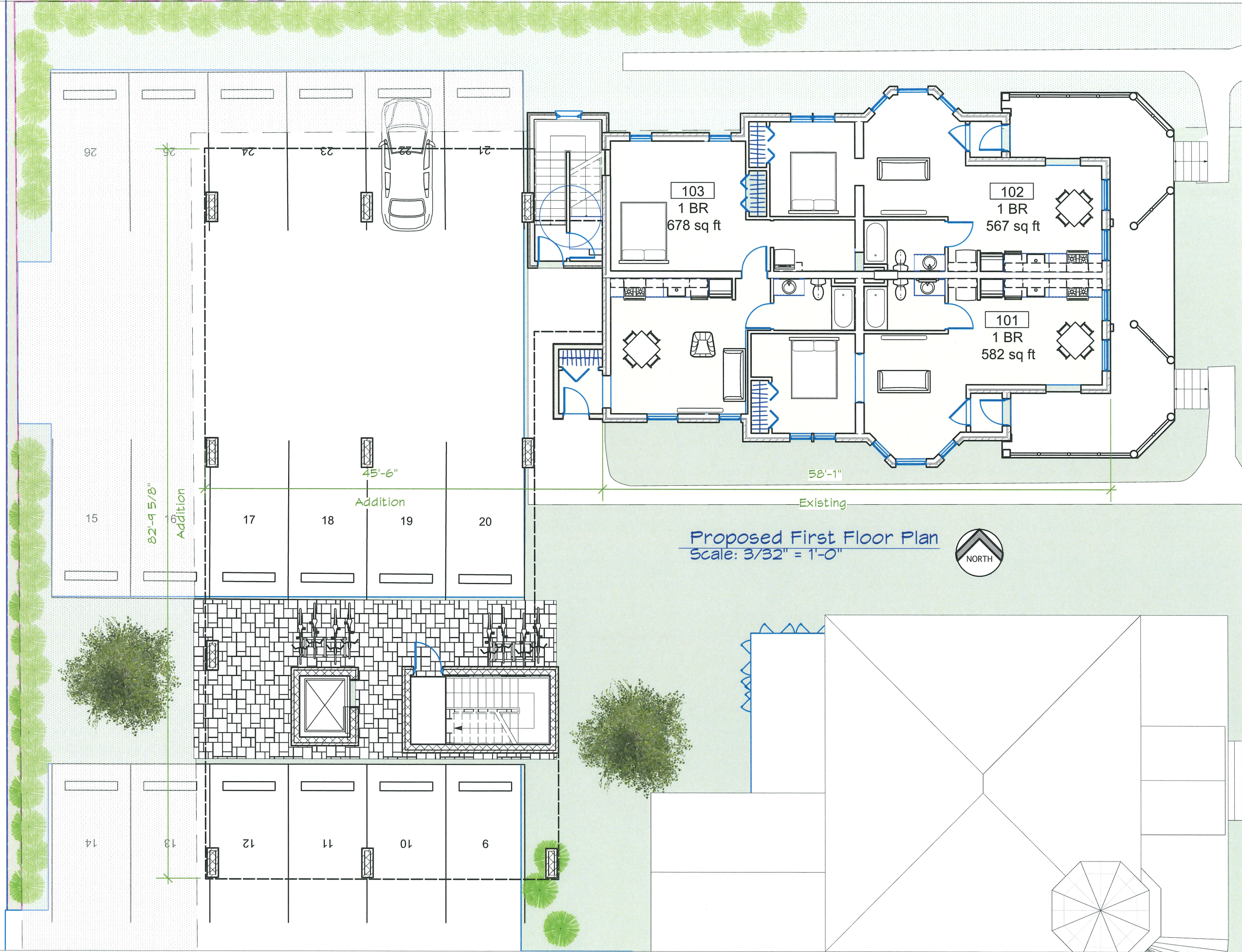
Zoning Hearing Board - 10/25/24



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



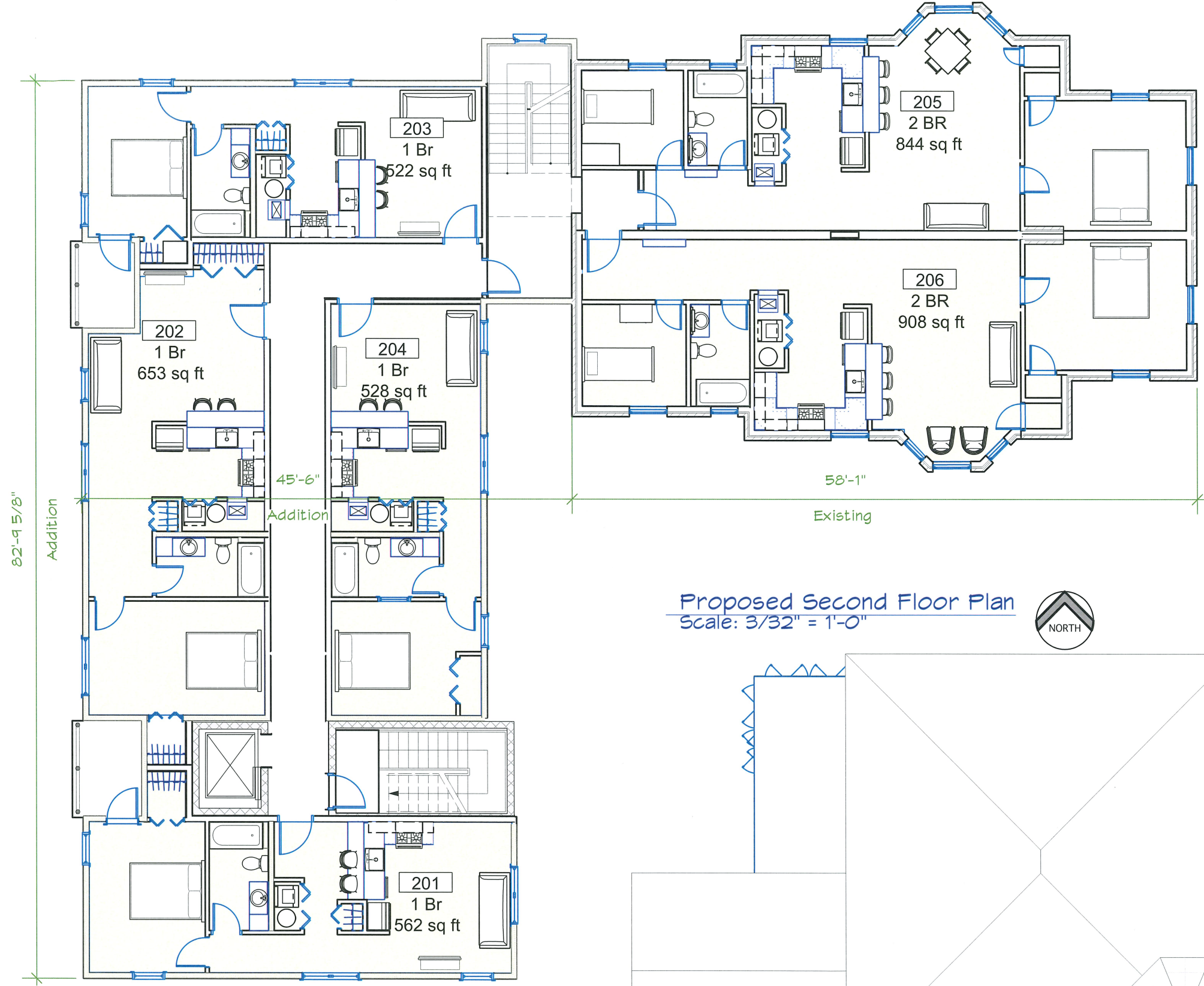
Note:
Property lines and existing site features per land
survey dated 10/16/23 prepared by:
Valley Land Services, LLC
4383 Hecktown Rd., Bethlehem PA
(610) 365-2907



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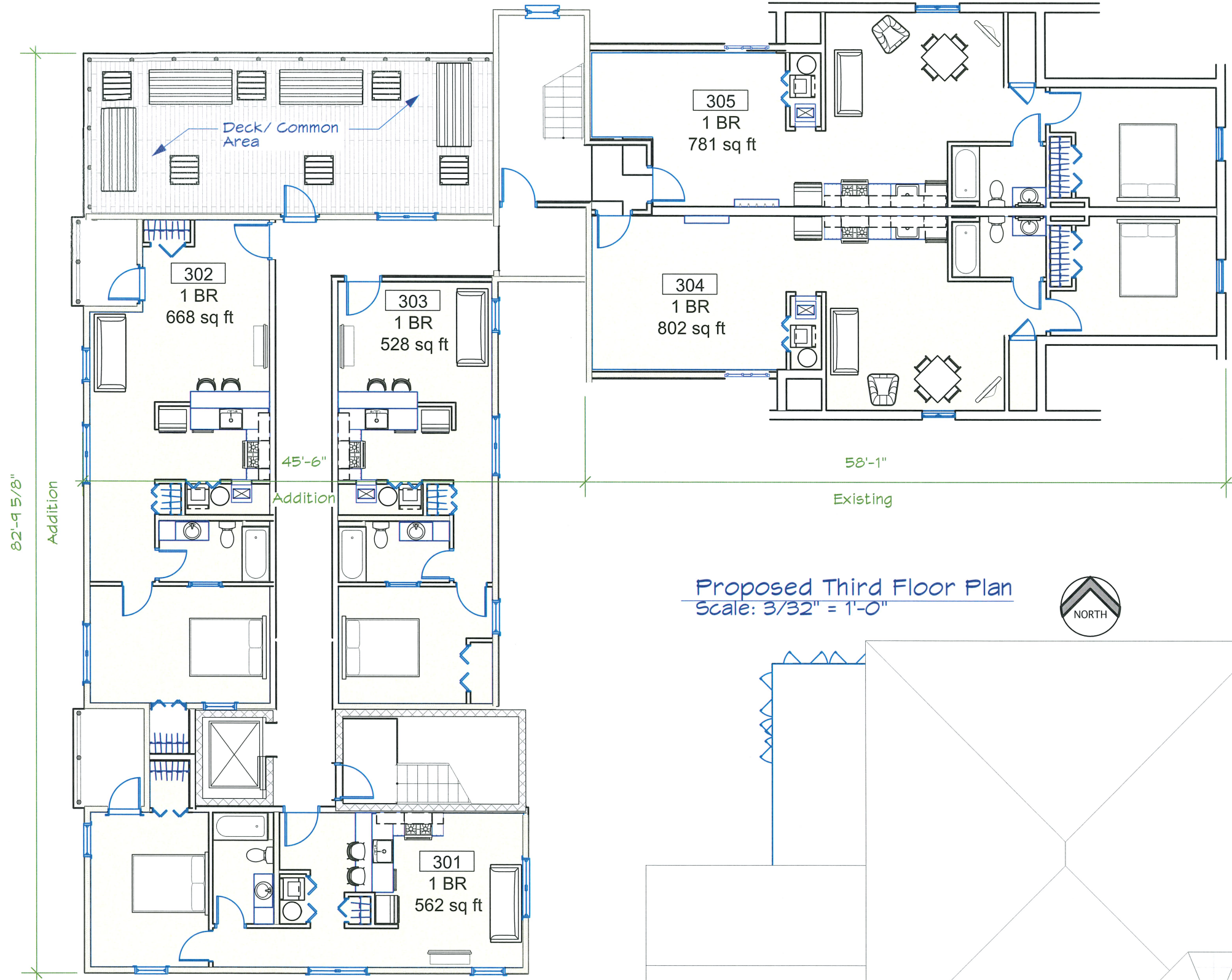
Proposed Addition & Alterations
**817-821-823 W. Broad
Bethlehem, PA 18018**
Proposed First Floor Plans

817-821_WBroad_18
Unit_9-20-24.vmx
Issue Date: 9/23/24
Description: Plans
Drawn By: AMS



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





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





Rear Perspective (eastwardly view)
Scale: 3/16" = 1'-0"



Rear perspective (westwardly view)
Scale: 3/16" = 1'-0"



Street View from W. Broad Street
Scale: 1/4" = 1'-0"



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

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Proposed Addition & Alterations
**817-821-823 W. Broad
Bethlehem, PA 18018**
Proposed Front Exterior
Elevations

817-821_WBroad_18
Unit_9-20-24.vwx
Issue Date: 9/23/24
Description: Plans
Drawn By: AMS

Addition Level-3
19'-9"

Top of Slab-2
10'-9"

Top of Slab-1
0"



Line of grade at
Schaffer Street

Rear (Schaffer Street) Elevation
Scale: 3/32" = 1'-0"



Addition Level-3
19'-9"

Top of Slab-2
10'-9"

Side (West) Elevation
Scale: 3/32" = 1'-0"

817-821 W. Broad, 18
Unit_9-20-24.vwx

Issue Date: 9/23/24

Description: Plans

Drawn By: AMS

Proposed Addition & Alterations

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

Proposed Rear & Side Elevations

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ARCHITECTURE

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4 OF 11