

SITE DATA & ZONING DATA

PIN: 642802745755  
PROPERTY ADDRESS: 1224 EATON AVE  
AREA: 28,631 SF (GROSS); 25,897 SF (NET)

OWNER:  
PAJ VENTURES LP  
1177 6TH ST  
WHITEHALL, PA 18052

NUMBER OF LOTS -EXISTING: 1; PROPOSED: 1  
NUMBER OF UNITS -EXISTING: 1; PROPOSED: 7 TOTAL (1 SFD +6 TOWNHOMES)

LINEAL FEET OF NEW STREETS - 0 L.F.

WATER SUPPLY - PROPOSED PUBLIC  
SEWER - PROPOSED PUBLIC

ZONING DISTRICT: RG RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	12,000 SF	28,631 SF	25,897 SF
MINIMUM LOT WIDTH:	20 FT	83 FT	83 FT
MINIMUM YARDS:			
FRONT: 20 FT	20 FT	20 FT	20 FT
SIDE: 10 FT	10 FT	10 FT	10 FT
REAR: 30 FT	30 FT	30 FT	30 FT
MAX. BLDG COVERAGE:	70%	5.3% (1515 SF)	19% (5355 SF)
MAX. BUILDING HEIGHT:	35 FT/2.5 STORY	NA	30 FT / 2 STORY

MAXIMUM ALLOWABLE DENSITY:  
4,000 SF PER UNIT

SURVEY NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.
- BEARINGS BASED ON PA STATE PLANE SOUTH, NAD83.
- ELEVATIONS BASED ON NAVD88.
- UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.
- BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.

BENCHMARK FOR THIS PLAN

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAVD83).

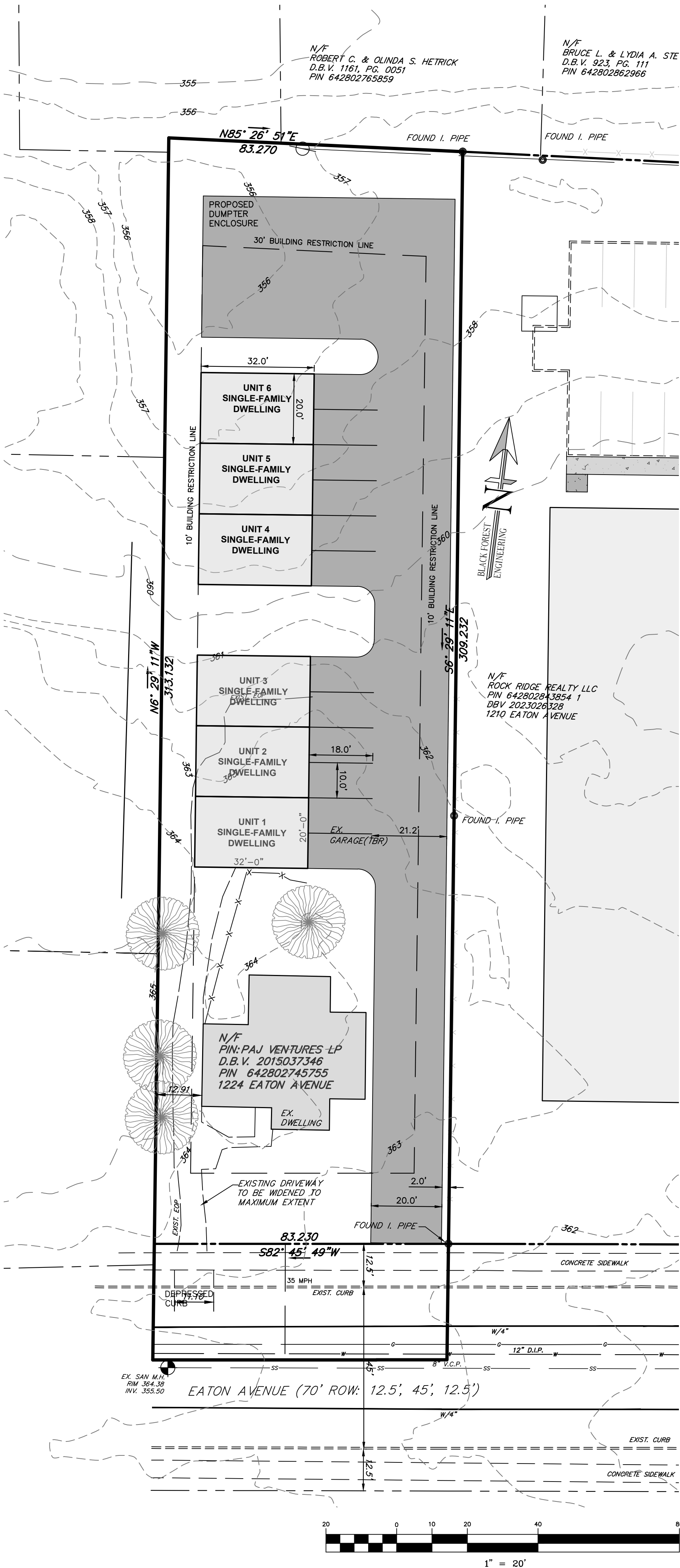
- EXISTING MANHOLE RIM=364.38

EXISTING  
Legend

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVE
- EXISTING VEGETATION
- EXISTING CENTERLINE
- EXISTING ROAD PAVEMENT
- EXISTING SIDEWALK
- EXISTING STRUCTURE
- EXISTING ADJOINER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING ELECTRIC POLE
- EXISTING IRON PIN
- EXISTING CONTROL POINT
- EXISTING TEST PIT/PROBE

PROPOSED  
Legend

- PROP. PROPERTY LINE
- PROP. TRACT LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. BUILDING RESTRICTION LINE
- PROP. FENCE
- PROP. TREE LINE
- PROP. CENTERLINE
- PROP. SIDEWALK
- PROP. CURB
- PROP. DRIVEWAY
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. IRON PIN
- PROP. CONCRETE MONUMENT
- PROP. SIGN
- PROP. TREE
- PROP. BENCHMARK
- PROP. BUILDING/STRUCTURE
- PROP. DRIVEWAY
- PROP. TREE PRESERVATION AREA



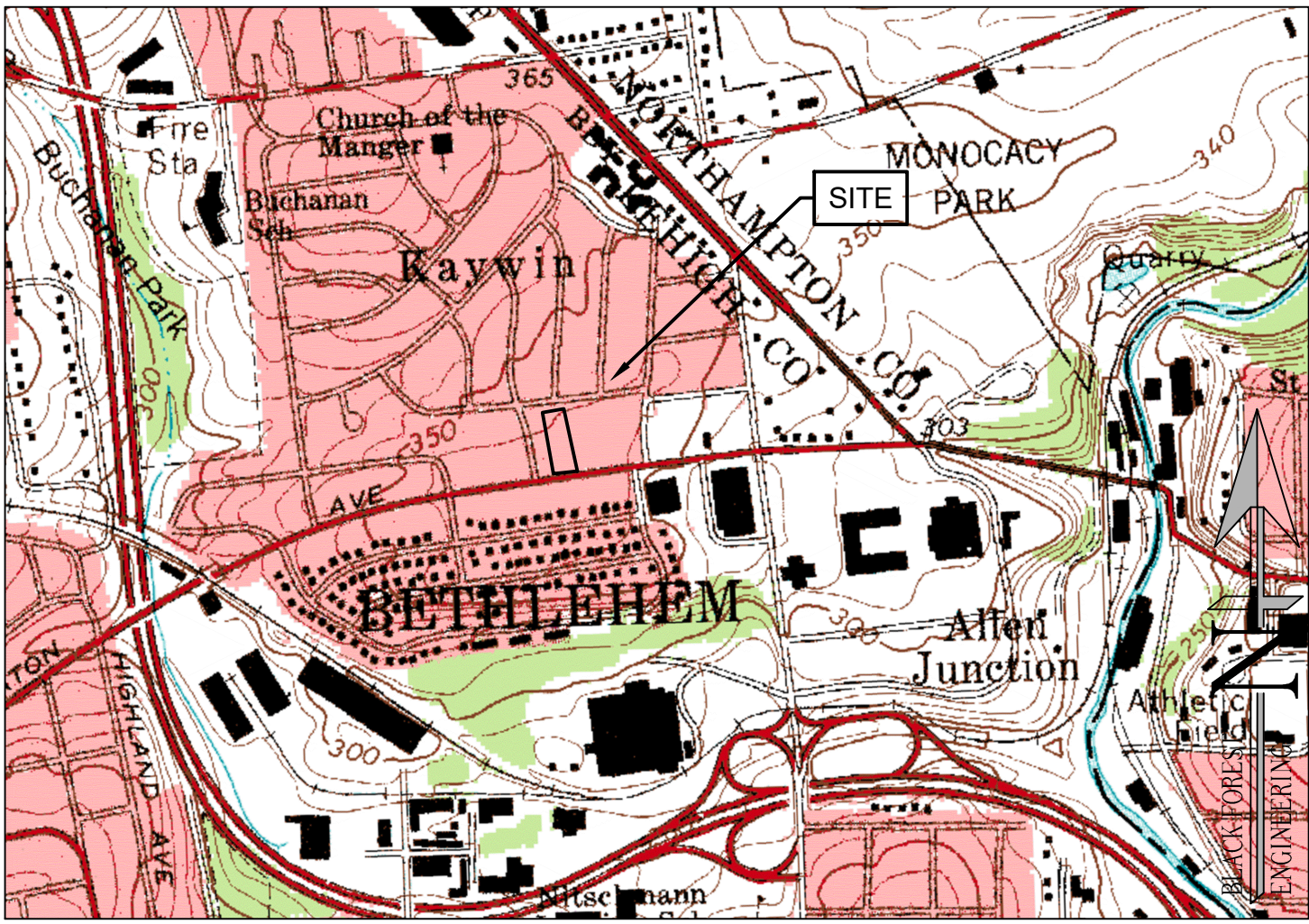
NARRATIVE

THE APPLICANT WISHES TO IMPROVE THE OVERSIZED PROPERTY BY CONSTRUCTING SIX (6) TOWNHOMES, WHICH WOULD BE LOCATED IN THE REAR (BEHIND) AND EXISTING SINGLE-FAMILY DETACHED DWELLING WHICH IS CURRENTLY RENTED. TOWNHOMES ARE A PERMITTED USE WITHIN THE RG DISTRICT. THE APPLICANT REQUESTS DIMENSIONAL RELIEF FROM THE FOLLOWING THREE (3) SECTIONS:

1306.01(A)(3) WHICH HAS TO DO WITH LOT AREA. THE APPLICANT WISHES TO KEEP THE EXISTING SFD DUE TO LONG TERM TENANTS. THIS REQUIRES 6,500 SF. WITH THE ADDITIONAL PROPOSED 6 UNITS @ 4,000 SF EACH, THE TOTAL REQUIRED AREA IS 30,500 SF. THE DEVELOPMENT WILL INCLUDE A GIVING OF RIGHT-OF-WAY WHICH RESULTS IN A TOTAL TRACT SIZE OF 25,897 SF.

1319.02(G)(4) WHICH HAS TO DO WITH A REQUIRED 2.5 FT OFFSET FOR A RESIDENTIAL DRIVEWAY TO A PROPERTY LINE. THE PROPOSED DRIVEWAY IS LOCATED 2 FT OFF OF THE EASTERN PROPERTY LINE. THE ADJOINING PROPERTY IS A MULTI-FAMILY APARTMENT BUILDING AS OPPOSED TO A SINGLE-FAMILY RESIDENCE. THE APPLICANT REQUESTS THE MINIMAL VARIANCE IN ORDER TO NOT DISRUPT THE EXISTING TENANTS OF THE EXISTING SINGLE FAMILY DWELLING.

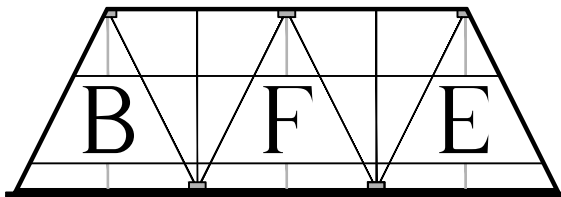
1319.03(A)(4) REGARDING THE REQUIREMENT FOR A 24 FT DRIVE AISLE WHERE THERE IS PARKING SPACES AND TWO-WAY TRAFFIC. IN ORDER TO HONOR THE REQUIRED 10FT BUILDING RESTRICTION LINE FROM THE WESTERN PROPERTY LINE, THERE IS ONLY A 21.2 FT AISLE AVAILABLE. CONSIDERING IT IS NOT OPEN TO THE PUBLIC AND/OR THRU TRAFFIC, THE APPLICANT FEELS THE PROVIDED WIDTH IS ADEQUATE AND THEREFOR REQUESTS RELIEF.



LOCATION MAP  
USGS CATASAUQUA QUADRANGLE  
SCALE: 1"=1000'

"CALL BEFORE YOU DIG"

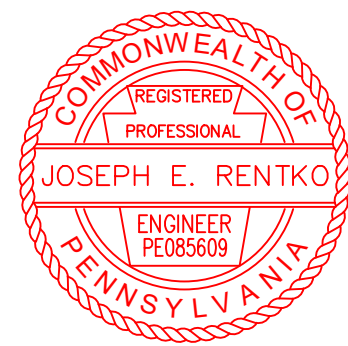
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776



BLACK FOREST ENGINEERING, LLC  
1903 MAIN STREET  
NORTHAMPTON, PA 18067

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SEAL:



JOSEPH E. RENTKO, P.E. #PE085609  
2455 BLACK FOREST DRIVE  
COPLAY, PA 18037  
717-239-4499

REV. DESCRIPTION: BY DATE

PROJECT TITLE:

1224 EATON AVE  
LAND DEVELOPMENT

PROJECT OWNER:

PAJ VENTURES LP  
1177 6TH ST  
WHITEHALL, PA 18052

PROJECT LOCATION:

CITY OF BETHLEHEM  
LEHIGH COUNTY  
PENNSYLVANIA

PLAN TITLE:

ZONING PLAN

SCALE:  
1"=20'

DATE:  
10/13/25

DRAWN:  
JER

CHECKED:  
JER/KTH

PROJECT NO.

DRAWING NO.

REVISION:

1224

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OF

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PLAN INTENT

THE APPLICANT WISHES TO CONSTRUCT SIX (6) TOWNHOUSES BEHIND THE EXISTING SINGLE FAMILY DETACHED DWELLING LOCATED AT 1224 EATON AVE.