

RECORD OWNER

737 E 4TH ST, LLC / 739 E 4TH ST, LLC
1616 MILLARD STREET
BETHLEHEM, PA 18017

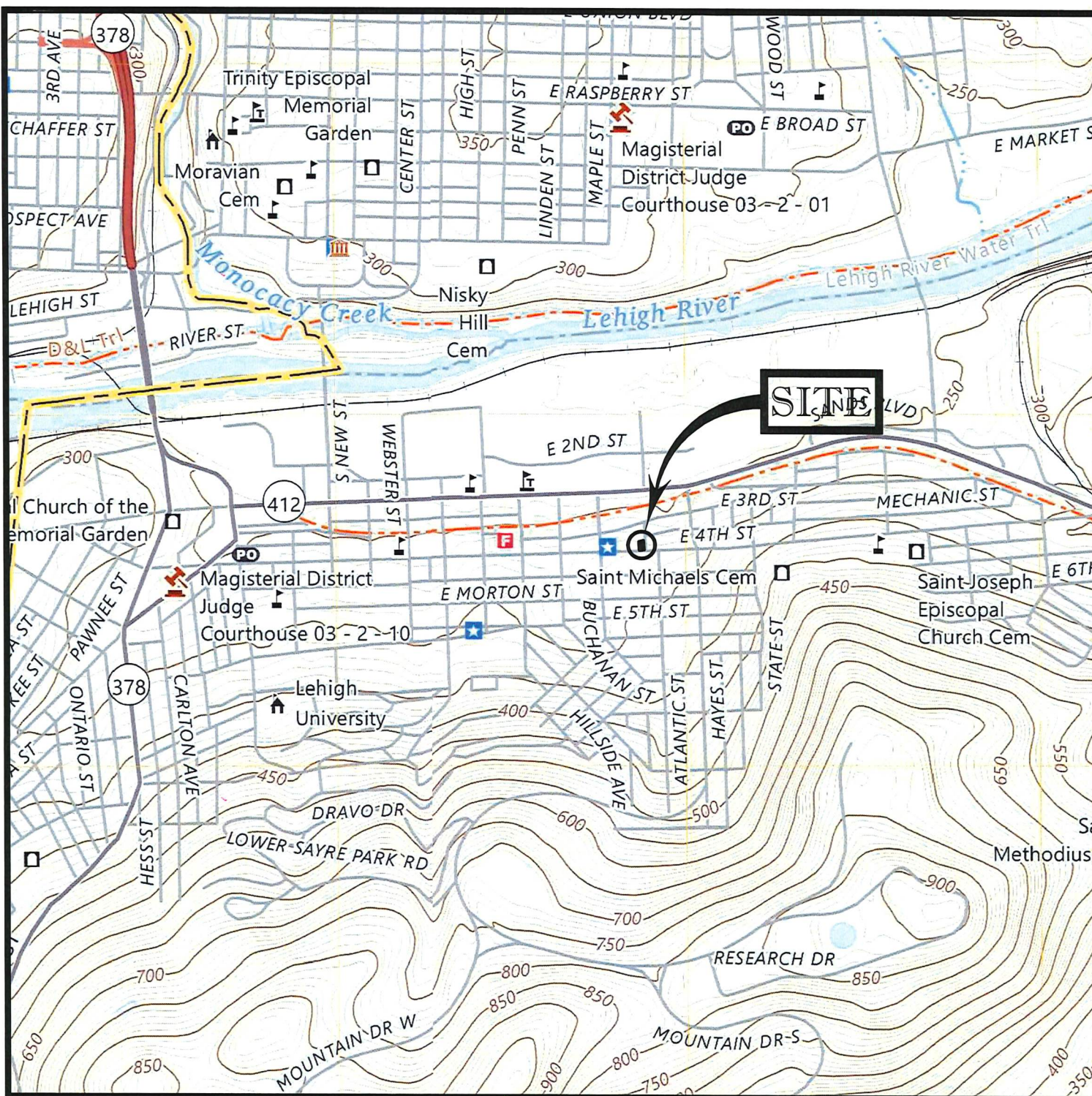
DEVELOPER

739 E 4TH ST LLC
ATTN: ANTONIO DREW
2435 MADISON AVENUE
BETHLEHEM, PA 18020
(484) 821-6323
ad@propertymutualllc.com

ZONING HEARING BOARD EXHIBIT INDEX

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KCE KEYSTONE CONSULTING ENGINEERS 2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555 Bethlehem Allentown Kresgeville www.KCEINC.com	KEYSTONE CONSULTING ENGINEERS, INC.	COB ZHB EXHIBIT INDEX	P-NO. CB-24-126
		APPLICANT: PARKHURST HOLDINGS LLC	SCALE: N.T.S.
		737-739 E 4th STREET	DWN. BY: KCE
		CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA	DATE: 7/14/2025
			REVISED: -
			SHEET: 1 OF 1



LOCATION MAP – HELLERTOWN QUADRANGLE
1"=2000'

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COB ZHB EXHIBIT C-1
LOCATION MAP/APPLICANT INFORMATION

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

P-NO. CB-24-126
SCALE: N.T.S.
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STATEMENT OF INTENT

1. A LOT CONSOLIDATION IS PROPOSED FOR 737 AND 739 E. 4TH STREET.
2. THE EXISTING STRUCTURE AT 737 E. 4TH STREET WILL BE DEMOLISHED AND AN ADDITION TO THE EXISTING STRUCTURE AT 739 E. 4TH STREET WILL BE CONSTRUCTED IN ITS PLACE.
3. A 2-STORY ADDITION WILL BE CONSTRUCTED AT THE EAST END OF THE EXISTING STRUCTURE AT 739 E. 4TH STREET TO ADD A THIRD AND FOURTH FLOOR ABOVE THE EXISTING 2-STORY PORTION OF THE STRUCTURE. THESE NEW FLOOR AREAS WILL BE ON LEVEL WITH THE SECOND AND THIRD FLOOR OF THE PORTION OF THE EXISTING STRUCTURE FACING E. 4TH STREET.
4. THE EXISTING STRUCTURE AT 739 E. 4TH STREET, WITH ABOVE DESCRIBED ADDITIONS, IS PROPOSED TO BE ALTERED TO ALLOW FOR THIRTEEN (13) APARTMENT UNITS. TWO (2) COMMERCIAL UNITS TOTALING 1,221 SQ. FT. WILL BE MAINTAINED AT STREET LEVEL FRONTING EAST 4TH STREET. AN EXISTING 1,478 SQ. FT. GARAGE UNIT WILL BE MAINTAINED WITH ACCESS TO MONROE STREET FOR COMMERCIAL LEASE. THE BUILDING WILL BE FULLY SPRINKLERED WITH AN NFPA 13R SYSTEM.

SITE DATA

GENERAL

RECORD OWNER:737 E 4TH ST, LLC / 739 E 4TH ST, LLC

PROPERTY ADDRESS:737-739 E. 4TH STREET
BETHLEHEM, PA 18015

TAX PARCEL I.D.:P6SE2A-10-16 / P6SE2A-10-15

DEED REFERENCE:D.B.V. 2024-1, PG. 49012 / 49093

LOT AREA (GROSS):0.1100 AC.

WATER:PUBLIC

SANITARY SEWER:PUBLIC

ZONING DISTRICTS:LIMITED COMMERCIAL DISTRICT (CL)

ZONING DATA

LIMITED COMMERCIAL DISTRICT (CL)*

	PER ORD.	PER PLAN
MINIMUM LOT AREA:	9,000 S.F.	4,397 S.F.
MINIMUM LOT AREA PER DWELLING UNIT:	1,200 S.F.	338 S.F.
MINIMUM LOT WIDTH (AT MIN. SETBACK):	90 FEET	45.35 FEET
FRONT YARD SETBACK:	0 FEET	SOUTH: 0 FEET
SIDE YARD SETBACK (EACH):	15 FEET	WEST: 0 FEET EAST: 0 FEET
REAR YARD SETBACK:	20 FEET	NORTH: 0 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET 5 STORIES	42 FEET FRONT: 3 STORIES REAR: 4 STORIES
MAXIMUM BUILDING COVER:	80%	99.6%
MAXIMUM IMPERVIOUS COVER:	100%	100%

* PER 1306.01(b), FOR ALLOWED RESIDENTIAL USES, THE MULTI-FAMILY PROVISIONS OF THE RT DISTRICT SHALL APPLY IN THE CL DISTRICT EXCEPT THAT THE MAXIMUM HEIGHT LISTED FOR THE CL DISTRICT SHALL APPLY.

BUILDING HEIGHT BY FACADE, AVERAGED

CALCULATE TOP OF PROPOSED PARPET ELEVATION

SET FIRST FLOOR FINISH FLOOR TO DS ELEVATION OF COMMERCIAL ENTRANCE TO 739 E 4TH ST	283.80
DISTANCE TO TOP OF PROPOSED PARAPET FROM FIRST FLOOR FINISH FLOOR	32.67 FT
TOP OF PARAPET ELEVATION	316.47

CALCULATE BLDG HEIGHT FOR EACH FAÇADE BASED ON AVERAGED GROUND ELEVATION PER ZO 1302.53

	FAÇADE	SOUTH	WEST	NORTH	EAST
FACADE GROUND ELEVATION (AVERAGED)	283.16	283.16	281.33	275.08	276.83
FAÇADE BUILDING HEIGHT TO TOP OF PARPET	33.31 FT	33.31 FT	35.14 FT	41.39 FT	39.64 FT

APARTMENT UNIT TYPES

	1 BR	2 BR
FIRST FLOOR	0	3
SECOND FLOOR	2	3
THIRD FLOOR	2	3
SUB-TOTALS:	4	9
GRAND TOTAL:	13	



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COB ZHB EXHIBIT C-2

PROJECT INTENT/ZONING DATA

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

P-NO. CB-24-126

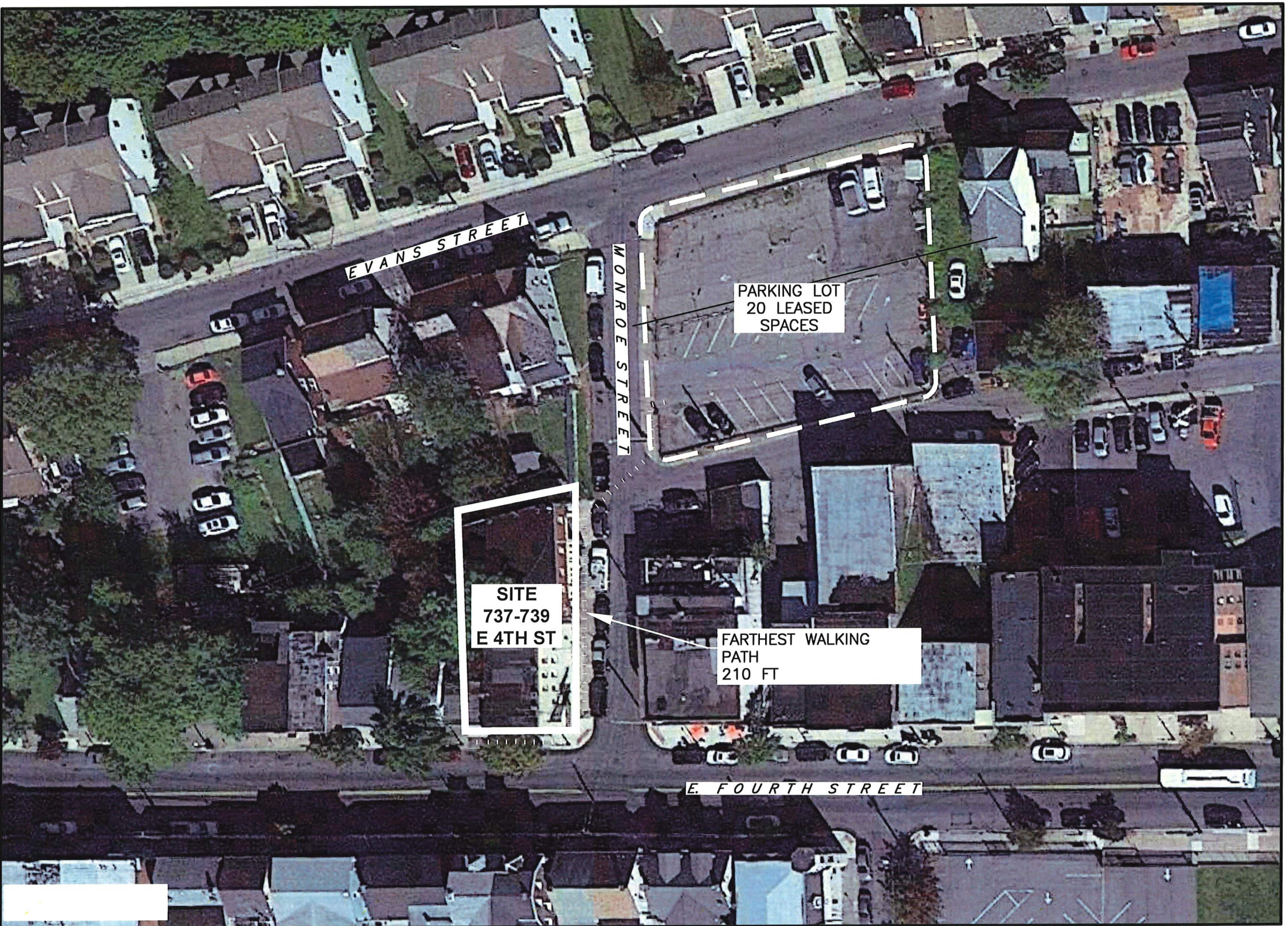
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COB ZHB EXHIBIT C-3

SITUATION PLAN/OFF-SITE PARKING LOCATION

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

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COB ZHB EXHIBIT C-4

ILLUSTRATION OF INTENT-1 SOUTH FACADE

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

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BUILDING ADDITION TO
739 E 4TH ST PROPOSED
(SEE ARCHITECTURAL PLANS)

E. FOURTH STREET

MONROE STREET



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COB ZHB EXHIBIT C-5

ILLUSTRATION OF INTENT-2 SOUTH & EAST FACADES

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

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COB ZHB EXHIBIT C-6

ILLUSTRATION OF INTENT-3 EAST & NORTH FACADES

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

P-NO. CB-24-126
SCALE: N.T.S.
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EXISTING

737 E 4th St

Commercial Space (308 SF, use 70% for usable customer area)	Parking Calc Metrics	Calc	Req'd	Provided
- General Business 1 per 150 sq.ft. of area accessible to customers, or 2 spaces per employee whichever is greater. [1319.01.(a)(14)]	215.6 SF Unknown Employees (assume 2)	1.44	2	0

Apartment, ≤2BR	1.75 per dwelling unit	1 Units ≤2BR	1.75	2	0
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739 E 4th St

Commercial Space (912 SF, use 70% for usable customer area)	Parking Calc Metrics	Calc	Req'd	Provided
- General Business 1 per 150 sq.ft. of area accessible to customers, or 2 spaces per employee whichever is greater. [1319.01.(a)(14)]	638.4 SF Unknown Employees (assume 2)	4.26	5	0

Apartment, ≤2BR	1.75 per dwelling unit	3 Units ≤2BR	5.25	6	0
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Req'd Provided
Total Parking, Existing 15 0

PROPOSED

737-739 E 4th St

Commercial Space	Parking Calc Metrics	Calc	Req'd
- General Business 1 per 150 sq.ft. of area accessible to customers, or 2 spaces per employee whichever is greater. [1319.01.(a)(14)]	755 SF Unknown Employees (assume 3)	5.03	6

Apartment, ≤2BR	1.75 per dwelling unit	13 Units ≤2BR	22.75	23
-----------------	------------------------	---------------	-------	----

Total Parking, Required 29

Existing Net
Req'd Credit Req'd Provided*
Total Parking, Proposed 29 -15 14 20

* Does not include ADA space. If ADA space required, City must allow creation of an ADA space on-street along E 4th St fronting ex. 739 E 4th St at corner of E 4ths St and Monroe St. We note number of proposed apartment units does not trigger requirement for an ADA-accessible apartment, and existing ADA-accessibility to commercial entrances will not change.



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COB ZHB EXHIBIT C-7

PARKING TABULATION

APPLICANT: PARKHURST HOLDINGS LLC

737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

P-NO. CB-24-126

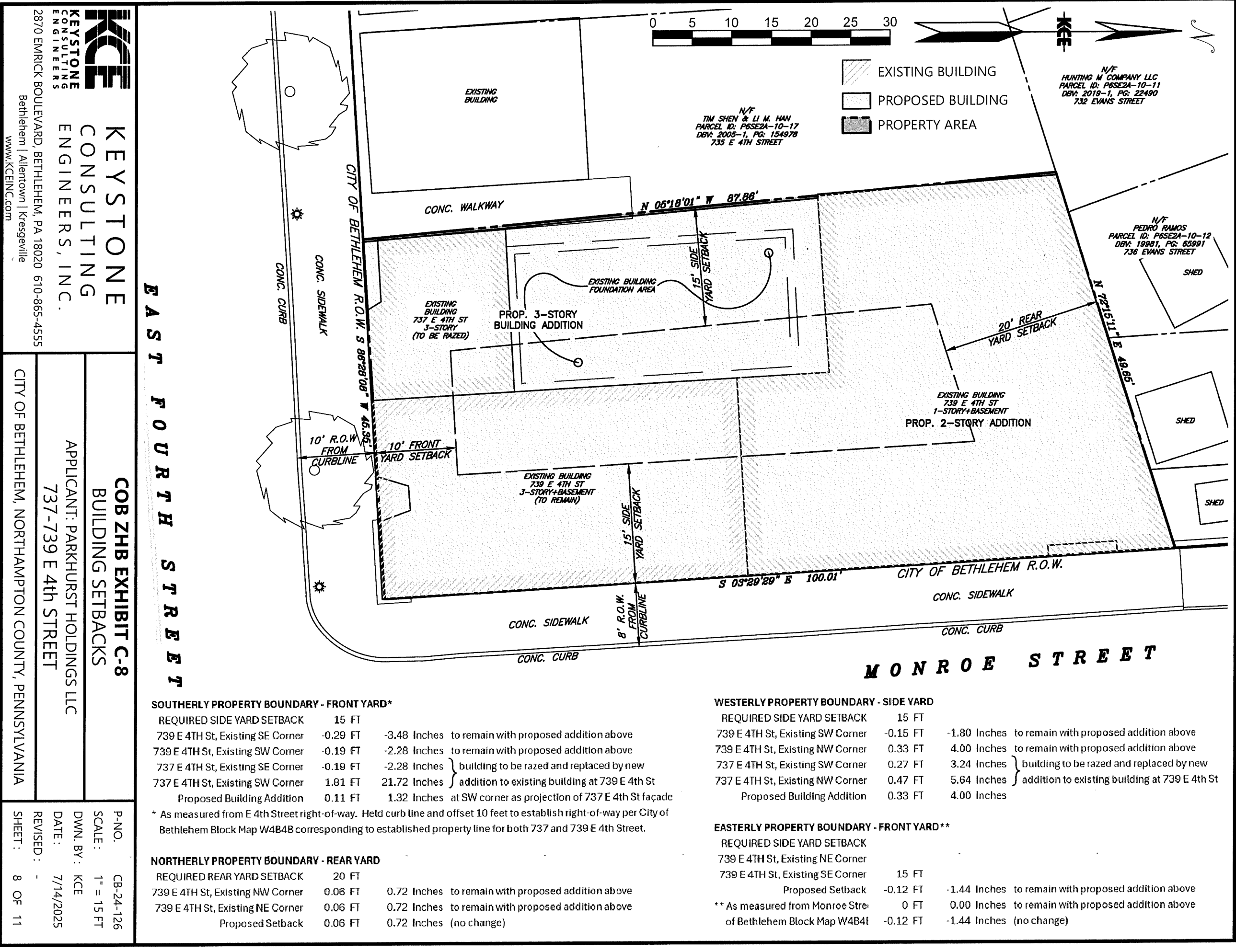
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COB ZHB EXHIBIT C-8
BUILDING SETBACKS

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

P-NO. CB-24-126
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SOUTHERLY PROPERTY BOUNDARY - FRONT YARD*				
REQUIRED SIDE YARD SETBACK	15 FT			
739 E 4TH St, Existing SE Corner	-0.29 FT	-3.48 Inches	to remain with proposed addition above	
739 E 4TH St, Existing SW Corner	-0.19 FT	-2.28 Inches	to remain with proposed addition above	
737 E 4TH St, Existing SE Corner	-0.19 FT	-2.28 Inches	}	building to be razed and replaced by new addition to existing building at 739 E 4th St
737 E 4TH St, Existing SW Corner	1.81 FT	21.72 Inches		
Proposed Building Addition	0.11 FT	1.32 Inches	at SW corner as projection of 737 E 4th St façade	
* As measured from E 4th Street right-of-way. Held curb line and offset 10 feet to establish right-of-way per City of Bethlehem Block Map W4B4B corresponding to established property line for both 737 and 739 E 4th Street.				

NORTHERLY PROPERTY BOUNDARY - REAR YARD				
REQUIRED REAR YARD SETBACK	20 FT			
739 E 4TH St, Existing NW Corner	0.06 FT	0.72 Inches	to remain with proposed addition above	
739 E 4TH St, Existing NE Corner	0.06 FT	0.72 Inches	to remain with proposed addition above	
Proposed Setback	0.06 FT	0.72 Inches	(no change)	

WESTERLY PROPERTY BOUNDARY - SIDE YARD				
REQUIRED SIDE YARD SETBACK	15 FT			
739 E 4TH St, Existing SW Corner	-0.15 FT	-1.80 Inches	to remain with proposed addition above	
739 E 4TH St, Existing NW Corner	0.33 FT	4.00 Inches	to remain with proposed addition above	
737 E 4TH St, Existing SW Corner	0.27 FT	3.24 Inches	} building to be razed and replaced by new addition to existing building at 739 E 4th St	
737 E 4TH St, Existing NW Corner	0.47 FT	5.64 Inches		
Proposed Building Addition	0.33 FT	4.00 Inches		
EASTERLY PROPERTY BOUNDARY - FRONT YARD**				
REQUIRED SIDE YARD SETBACK				
739 E 4TH St, Existing NE Corner				
739 E 4TH St, Existing SE Corner	15 FT			
Proposed Setback	-0.12 FT	-1.44 Inches	to remain with proposed addition above	
** As measured from Monroe Street	0 FT	0.00 Inches	to remain with proposed addition above	
of Bethlehem Block Map W4B4B	-0.12 FT	-1.44 Inches	(no change)	



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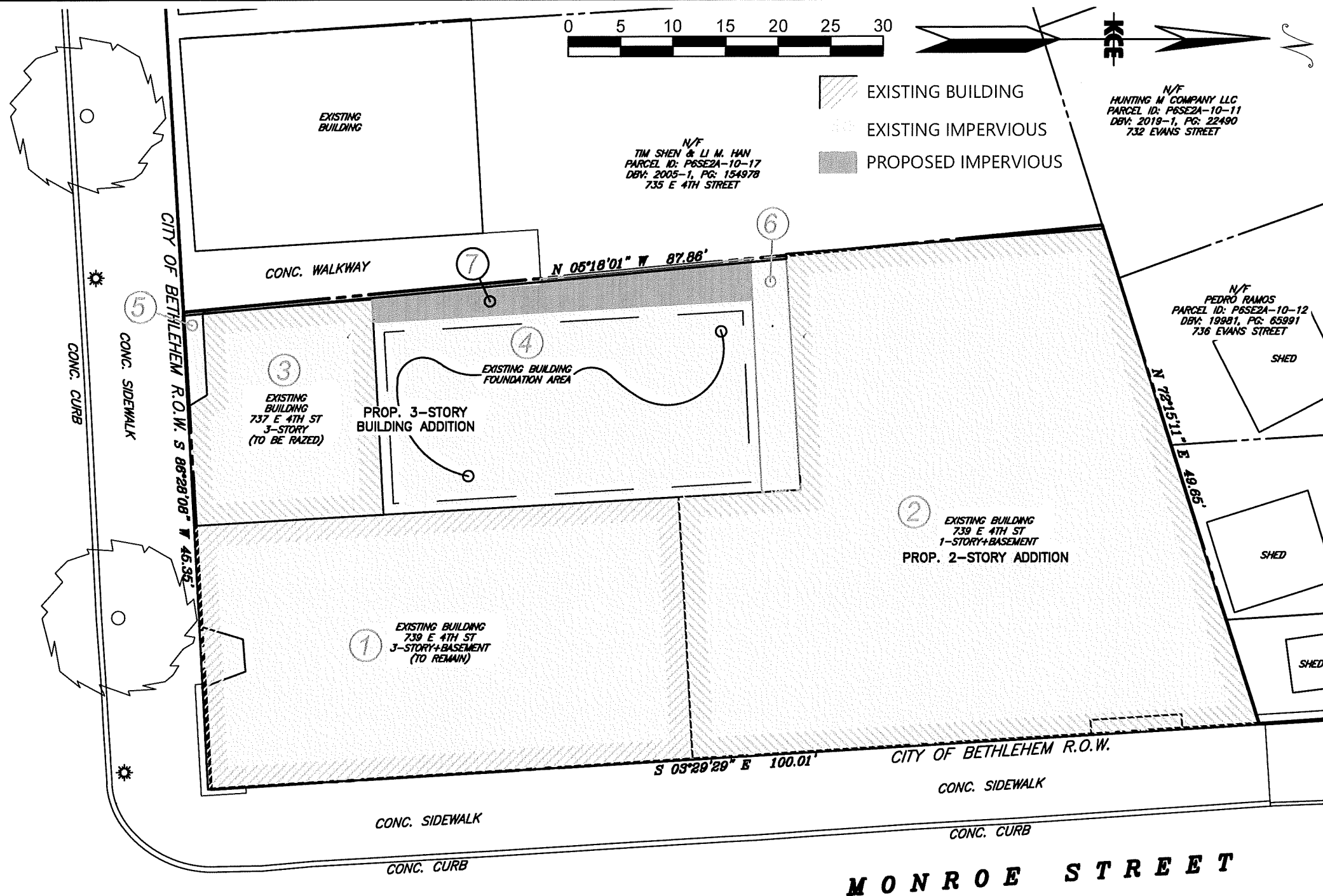
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CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

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ACT 167 STATEMENT

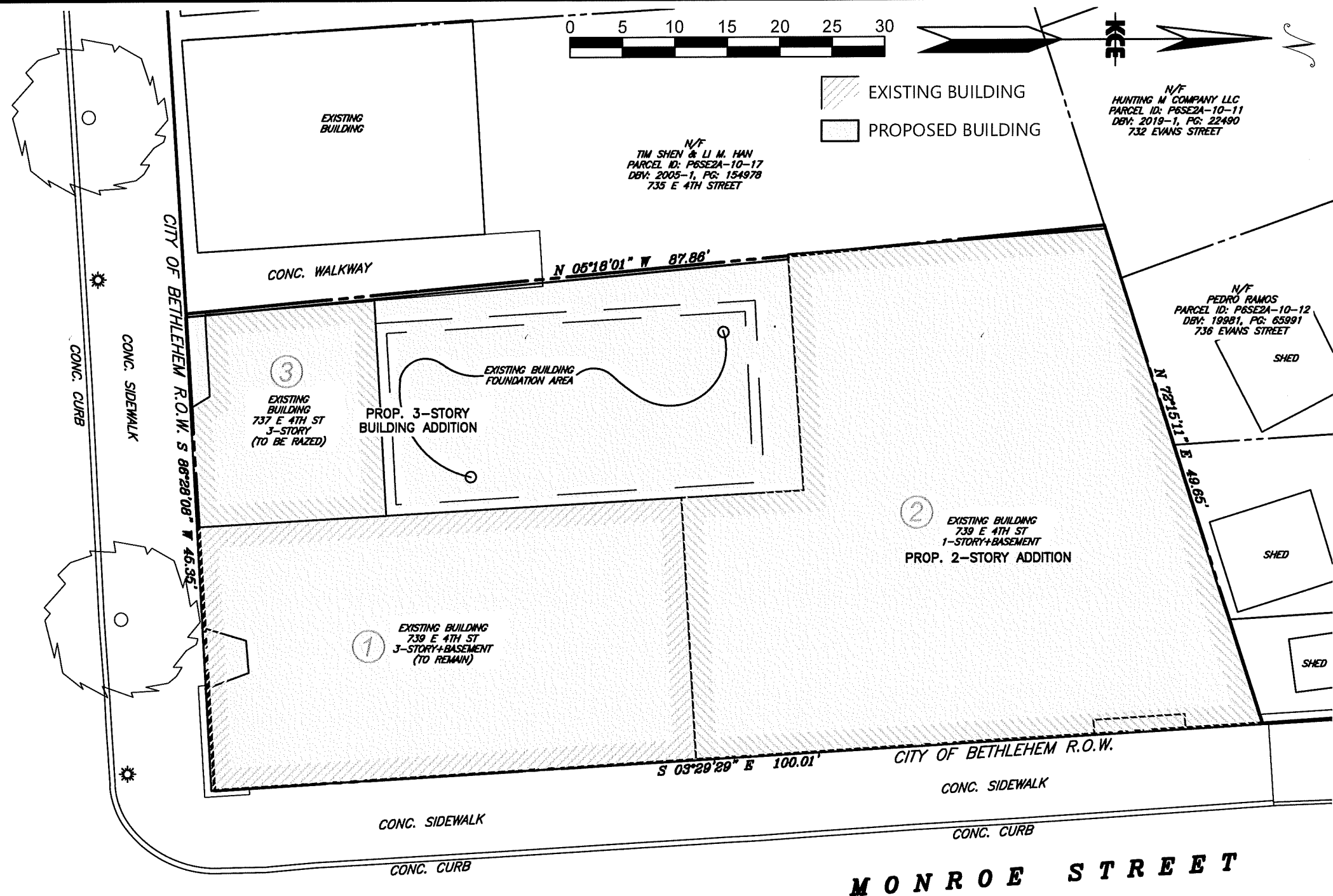
EXISTING IMPERVIOUS AREA ON THE SITE PREDATES THE ACT 167 STORMWATER MANAGEMENT PLAN ORIGIN DATE OF FEBRUARY 1997 FOR THE CATASAUQUA CREEK & LEHIGH RIVER SUB-BASIN 4. A TOTAL OF 110 SF OF NEW IMPREVIOUS AREA IS PROPOSED, WHICH IS A DE MINIMUS CHANGE. THEREFORE, STORMWATER MANAGEMENT IS NOT REQUIRED.



Gross Lot Area		4397.31 SF
Existing Impervious Area		
1	739 E 4th St, Building Footprint-1	1156.82 SF
2	739 E 4th St, Building Footprint-2	2013.06 SF
3	737 E 4th St, Existing Building	348.43 SF
4	737 E 4th St, Building Foundation^	660.75 SF
5	Misc. impervious surfaces	29.24 SF
6	Misc. impervious surfaces	79.68 SF
Existing Impervious Area		4287.98 SF
Existing Lot % Impervious Area		97.5%

Proposed Impervious Area	
Existing Impervious Area	4287.98 SF
7 Proposed New Impervious Area	109.33 SF
Total Proposed Impervious Area	4397.31 SF
Proposed Lot % Impervious Area	100.0%

[^] Per City of Bethlehem Planning Review letter dated 3/17/2025, existing building foundation may be counted as impervious, but may be counted as impervious, but may not be counted as existing building area because the existing non-conformity was not rebuilt within 12 months.



Gross Lot Area 4397.31 SF

Existing Building Area		
1	739 E 4th St, Ex. Building Footprint-1	1156.82 SF
2	739 E 4th St, Ex. Building Footprint-2	2013.06 SF
3	737 E 4th St, Existing Building	348.43 SF
Existing Building Area		3518.31 SF
Existing Lot % Building Area		80.0%

Proposed Building Area	
Existing Building Area	3518.31 SF
Proposed New Building Area	861.2 SF
Total Proposed Building Area	4379.51 SF
Proposed Lot % Building Area	99.6%



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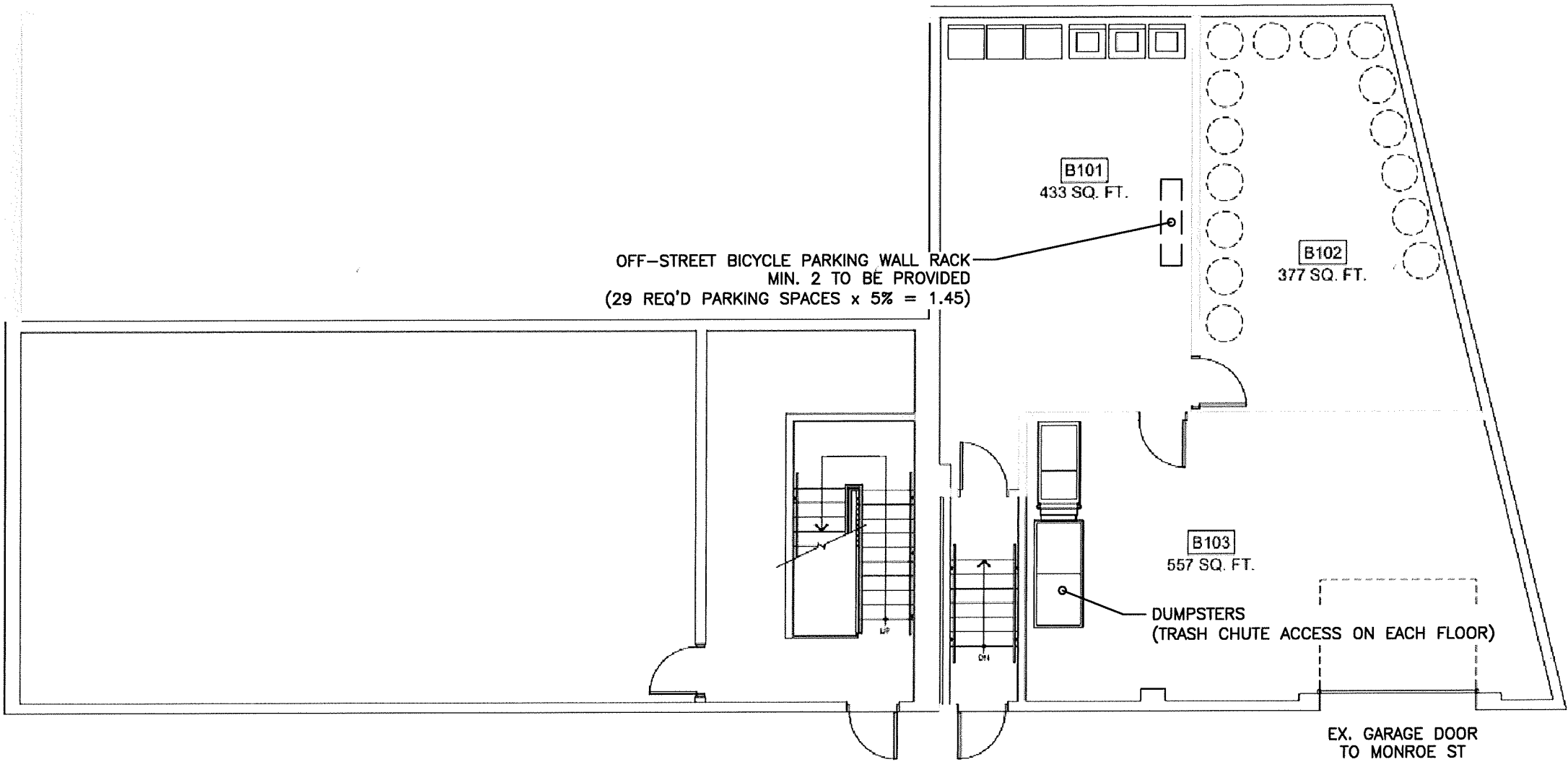
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COB ZHB EXHIBIT C-10
BUILDING AREA CALCULATION

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

P-NO. CB-24-126
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NEW BASEMENT PLAN
NOT TO SCALE



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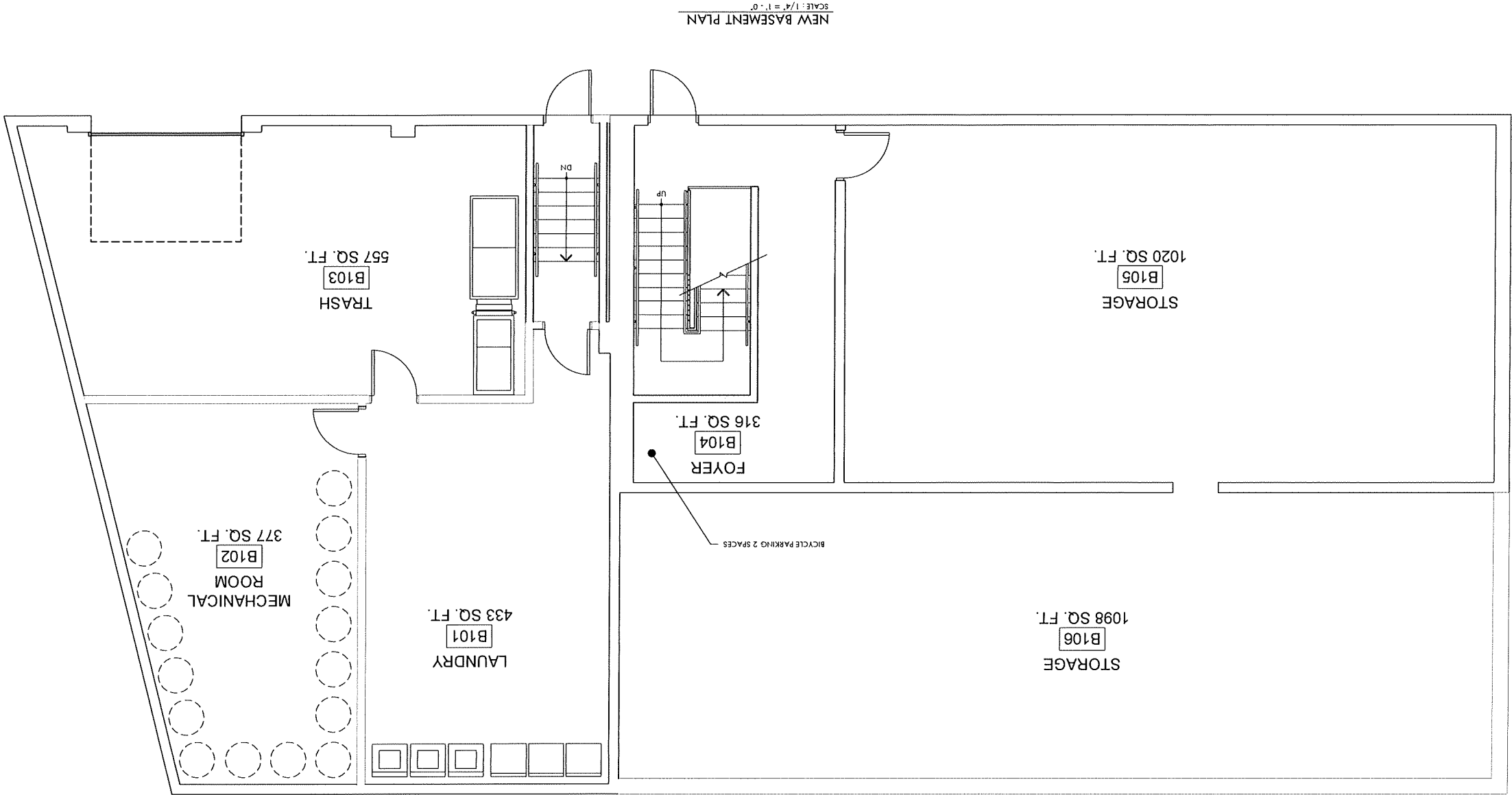
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COB ZHB EXHIBIT C-11
WASTE MANAGEMENT & BICYCLE PARKING

APPLICANT: PARKHURST HOLDINGS LLC
737-739 E 4th STREET

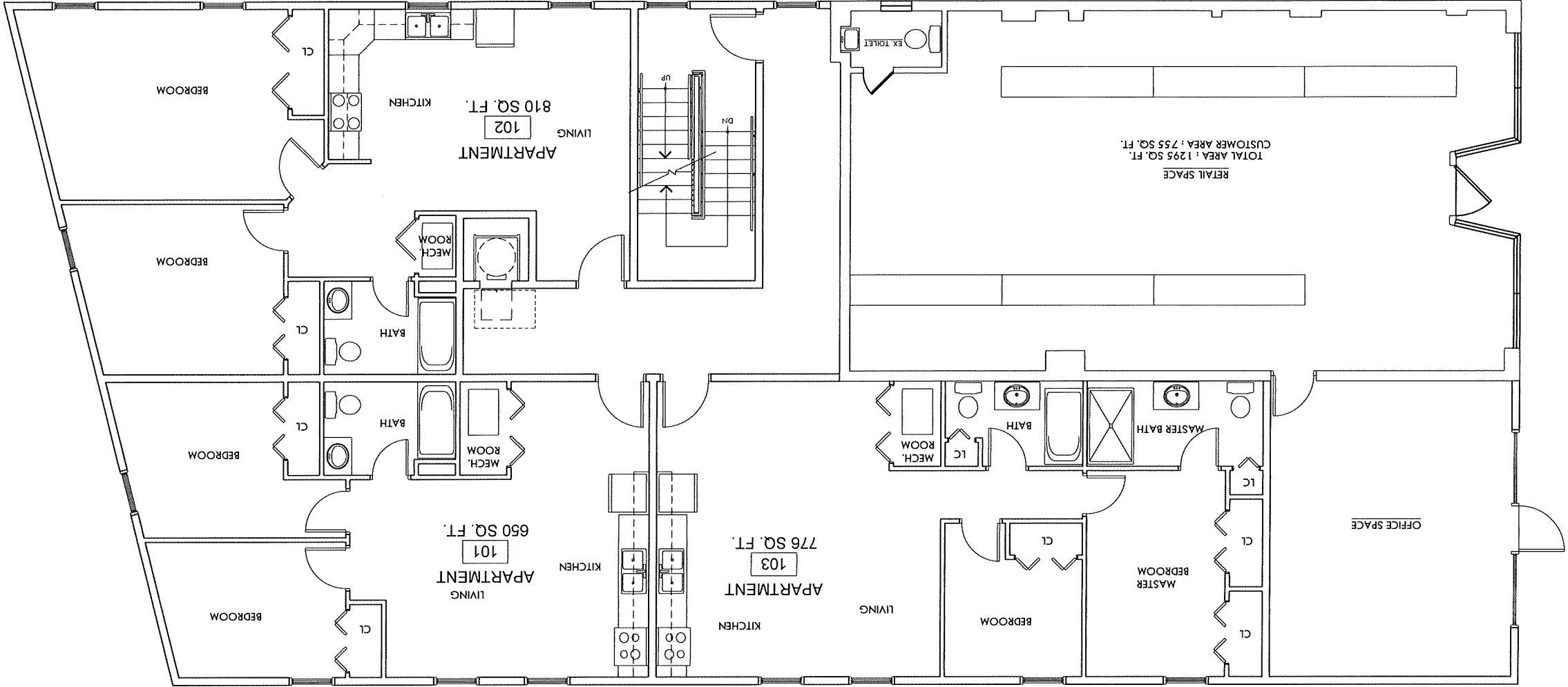
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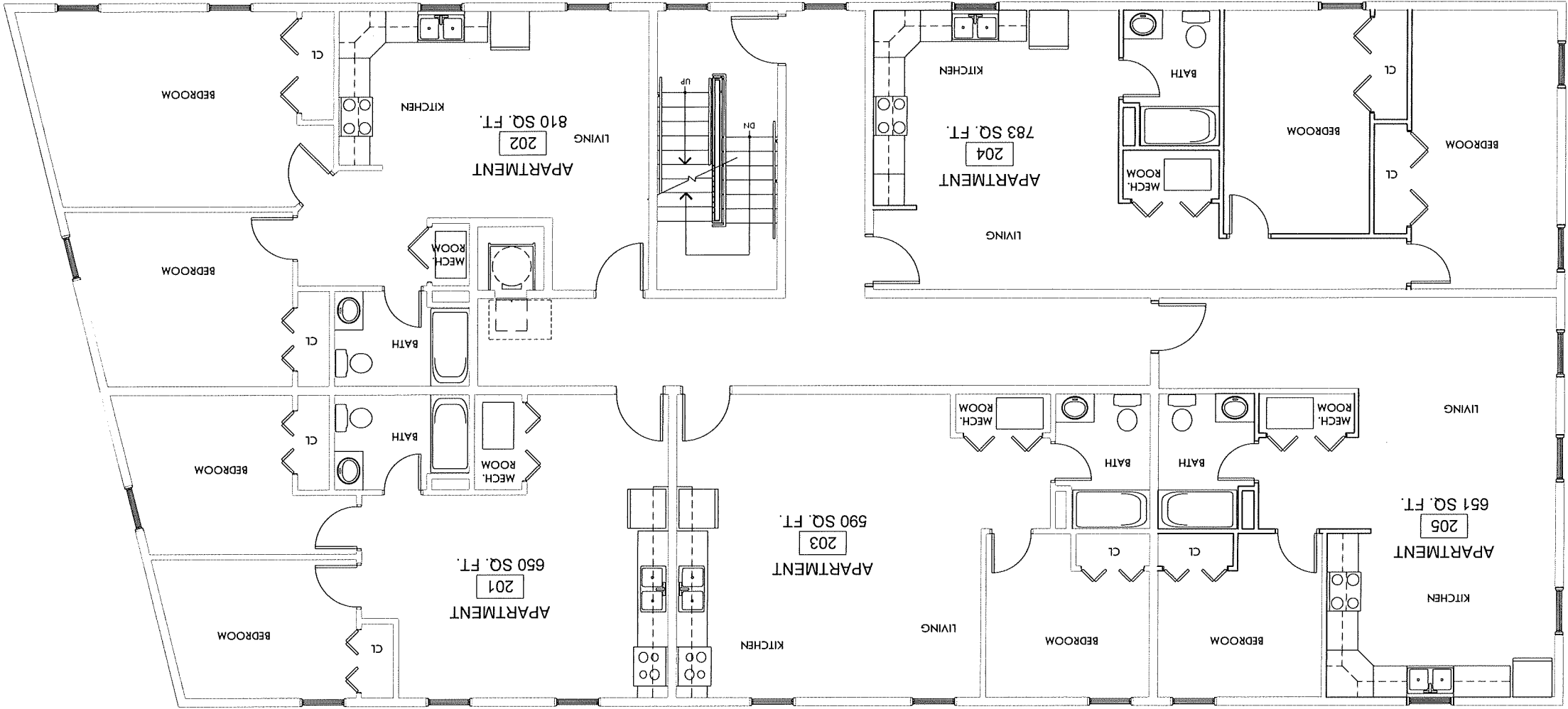


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TAREK SHEHAB								
DRAWING TITLE								
ARCHITECTURAL								
NEW								
BASEMENT PLAN								
DRAWING NUMBER								
A-1								

PROPOSED
PROPERTY MUTUAL, LLC
MIXED USE BUILDING
739 EAST 4TH STREET
BETHLEHEM, PA 18015



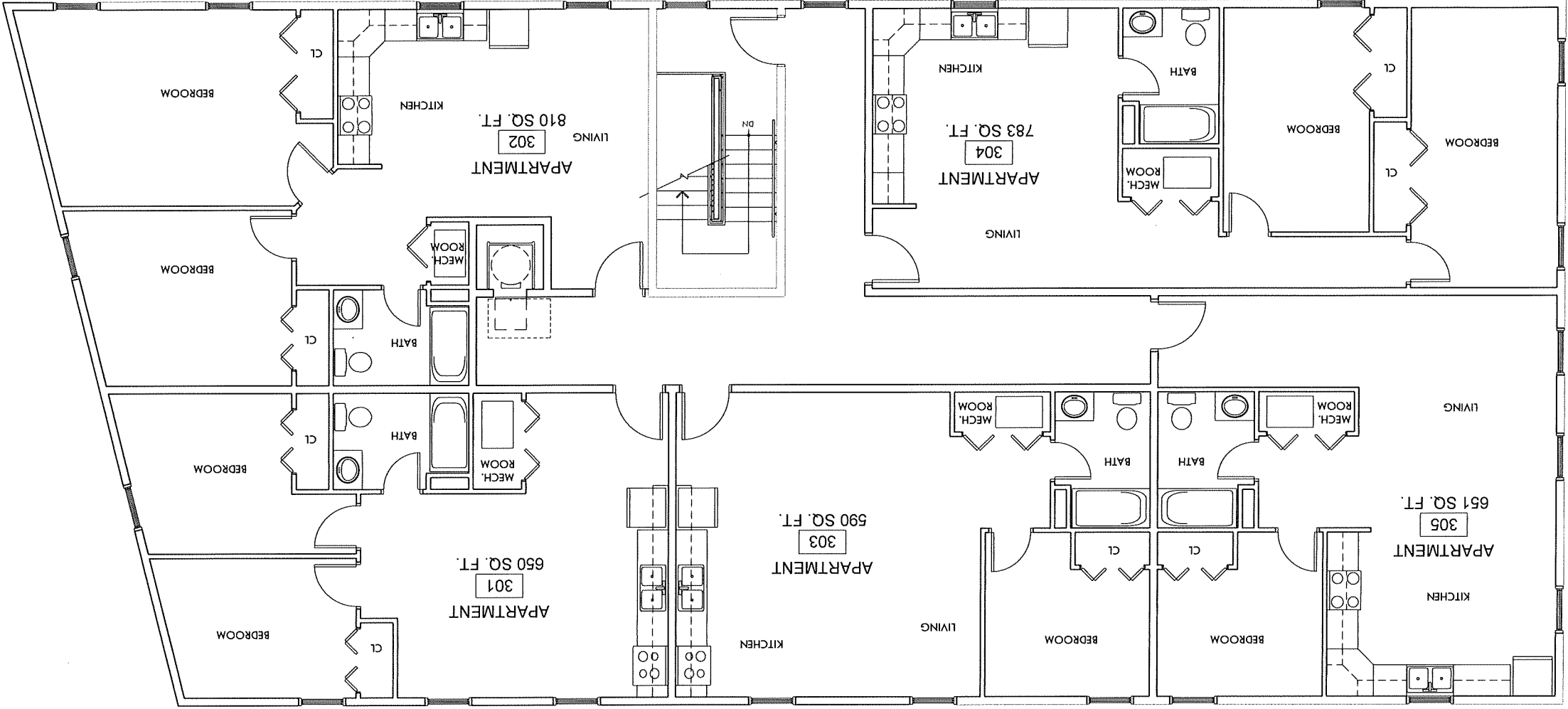
DATE ISSUED JULY 20, 2024 DESIGNED BY TAREK SHEHAB DRAWN BY TAREK SHEHAB DRAWING TITLE NEW FIRST FLOOR PLAN DRAWING NUMBER A-2	PROPOSED PROPERTY MUTUAL LLC MIXED USE BUILDING 739 EAST 4TH STREET BETHLEHEM, PA 18015			NO.	REVISION	DATE	A/E Drafting Solutions Tel: 484.239.4376 www.aedraftingsolutions.com



NEW SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWING NUMBER A-3	DRAWING TITLE ARCHITECTURAL NEW SECOND FLOOR PLAN			DATE ISSUED JULY 20, 2024	DESIGNED BY TAREK SHEHAB	DRAWN BY TAREK SHEHAB	PROPOSED PROPERTY MUTUAL LLC MIXED USE BUILDING 739 EAST 4TH STREET BETHLEHEM, PA 18015	NO	REVISION	DATE	A/E Drafting Solutions Tel: 484.239.4376 www.aedraftingsolutions.com	



NEW THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-4

DRAWING NUMBER

FLOOR PLAN

ARCHITECTURAL

DRAWING TITLE

DRAWN BY

DESIGNED BY

DATE ISSUED

JULY 20, 2024

PROPERTY MUTUAL LLC

MIXED USE BUILDING

739 EAST 4TH STREET

BETHLEHEM, PA 18015

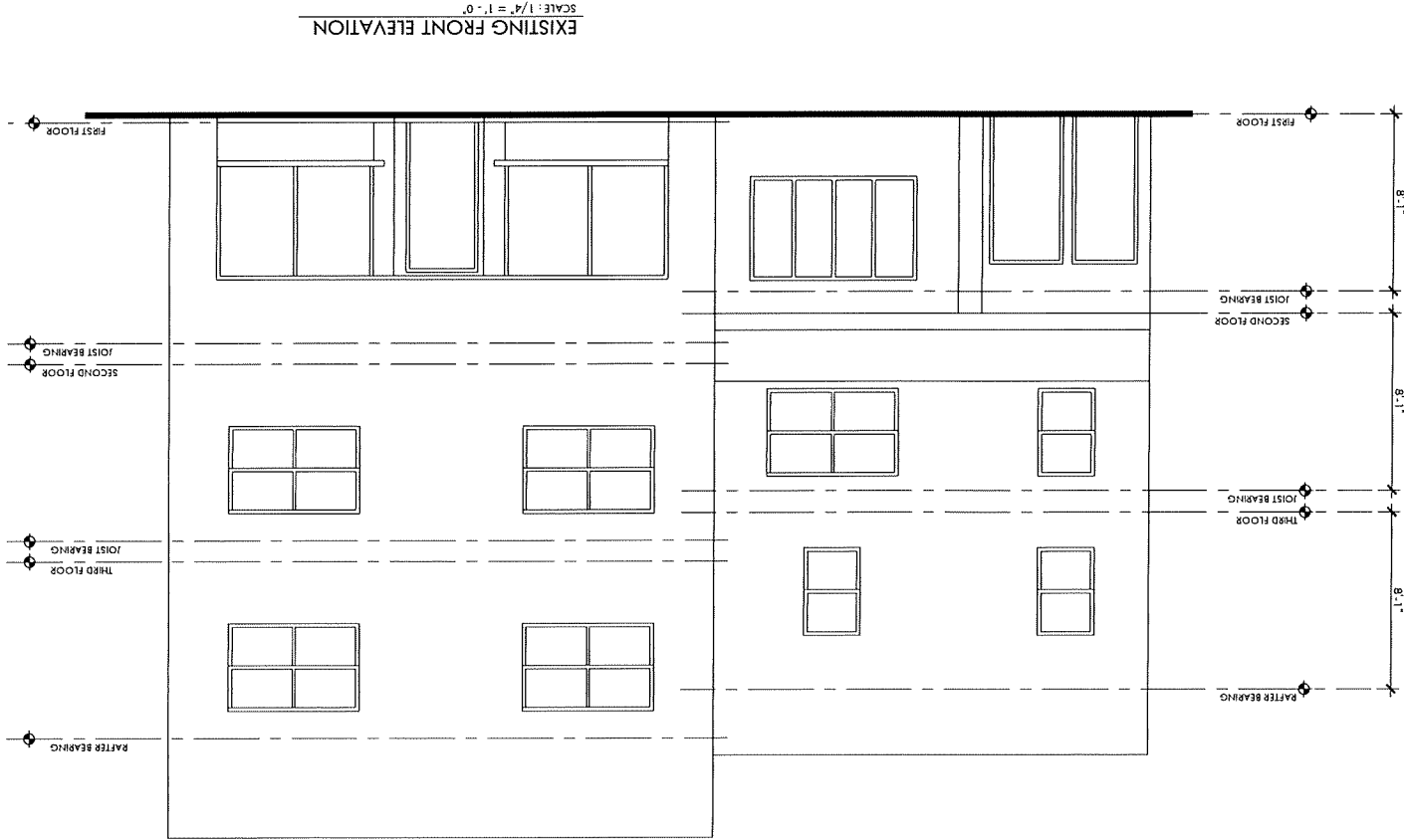
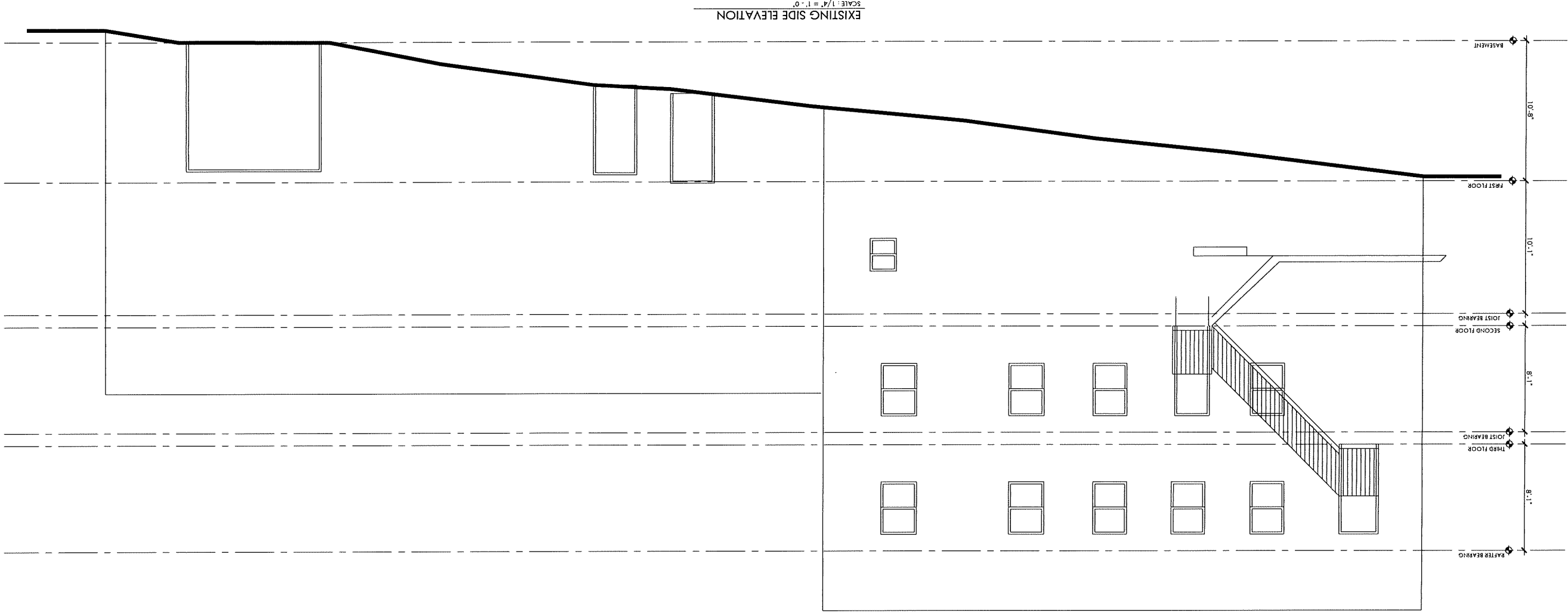
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A-5

DRAWING NUMBER

ARCHITECTURAL
EXISTING
ELEVATIONS

DRAWN BY
TAREK SHEHAB

DESIGNED BY
TAREK SHEHAB

DATE ISSUED
JULY 20, 2024

PROPOSED
PROPERTY MUTUAL LLC
MIXED USE BUILDING
739 EAST 4TH STREET
BETHLEHEM, PA 18015

NO	REVISION	DATE

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DRAWING NUMBER

A-6

ARCHITECTURAL

NEW ELEVATIONS

DRAWN BY

TAREK SHEHAB

DESIGNED BY

TAREK SHEHAB

DATE ISSUED

JULY 20, 2024

PROPOSED

PROPERTY MUTUAL LLC

MIXED USE BUILDING

739 EAST 4TH STREET

BETHLEHEM, PA 18015

NO

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DATE

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NEW SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Vertical dimensions on the right side:

- Basement: 9'-0"
- First Floor: 10'-1"
- Second Floor: 8'-1"
- Third Floor: 8'-1"
- Fourth Floor: 4'-6"

Window heights are indicated as 6'-10" for the first three floors and 4'-6" for the fourth floor.

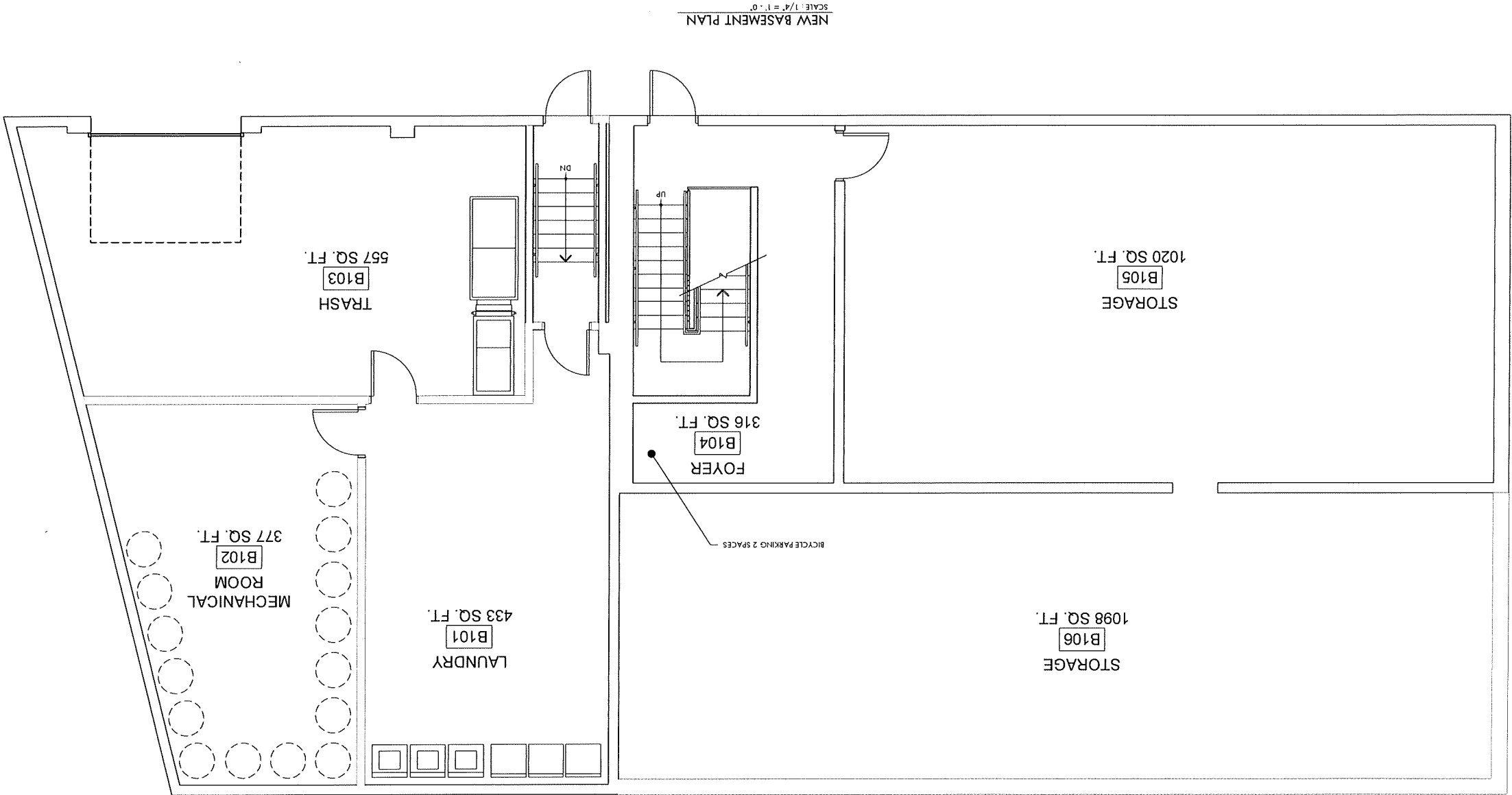
NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Vertical dimensions on the right side:

- First Floor: 10'-1"
- Second Floor: 8'-1"
- Third Floor: 8'-1"
- Fourth Floor: 4'-6"

Window heights are indicated as 6'-10" for the first three floors and 4'-6" for the fourth floor.



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ARCHITECTURAL								
NEW								
BASEMENT PLAN								
DRAWING NUMBER								
A-1								

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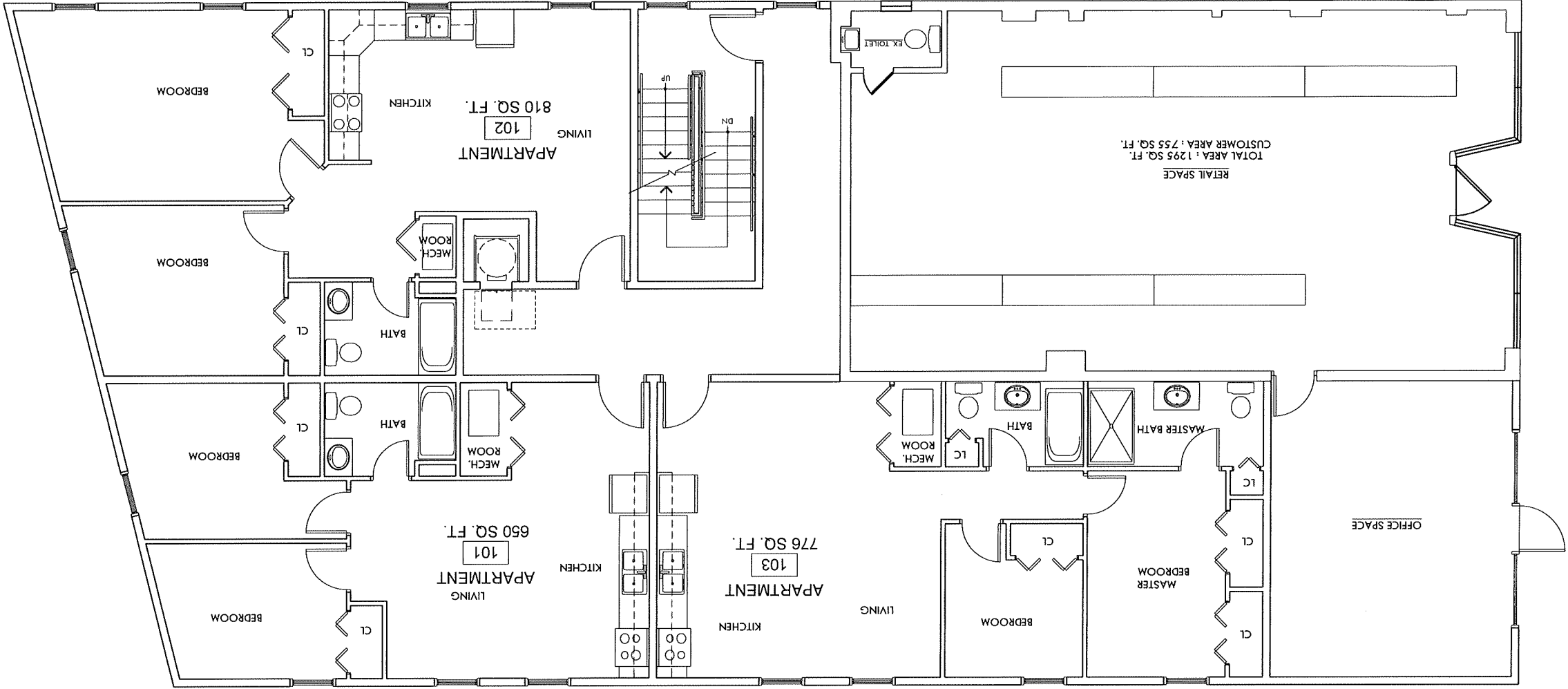
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PROPOSED		
PROPERTY MUTUAL LLC		
MIXED USE BUILDING		
739 EAST 4TH STREET		
BETHLEHEM, PA 18015		

739 EAST 4TH STREET
BETHLEHEM, PA 18015

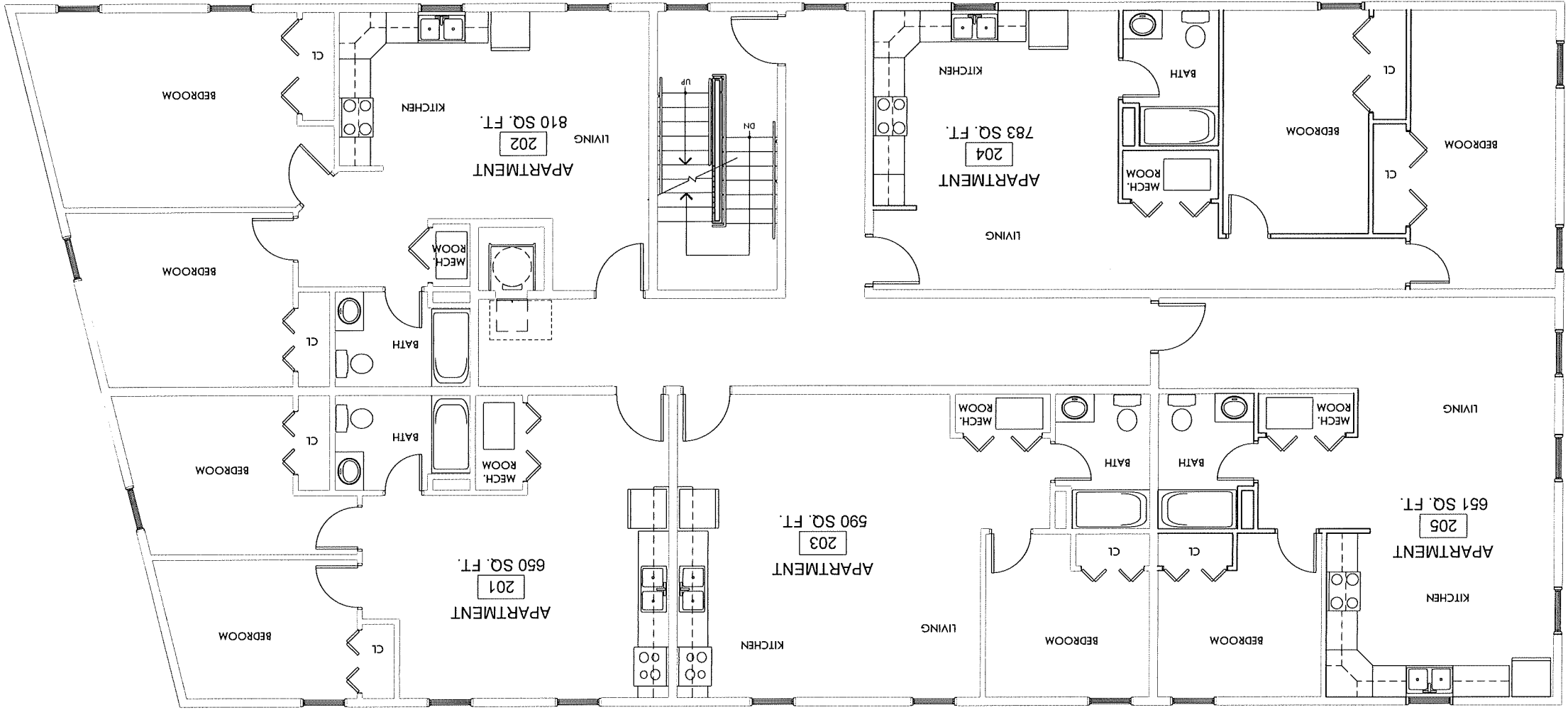
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NEW FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

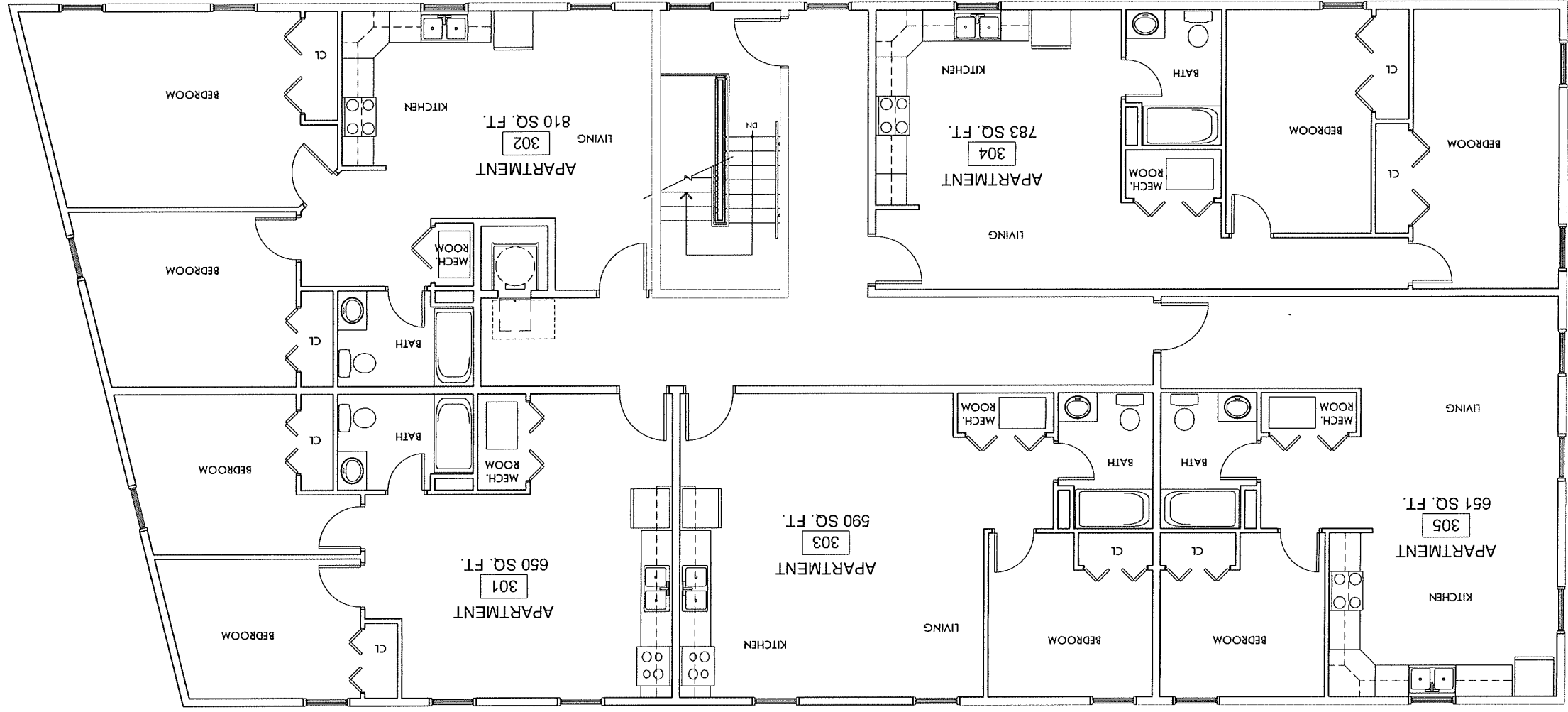
A-2		DRAWING NUMBER		DATE ISSUED JULY 20, 2024		DESIGNED BY TAREK SHEHAB		DRAWN BY TAREK SHEHAB		DRAWING TITLE ARCHITECTURAL NEW FIRST FLOOR PLAN	
PROPOSED PROPERTY MUTUAL LLC MIXED USE BUILDING 739 EAST 4TH STREET BETHLEHEM, PA 18015											
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NEW SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

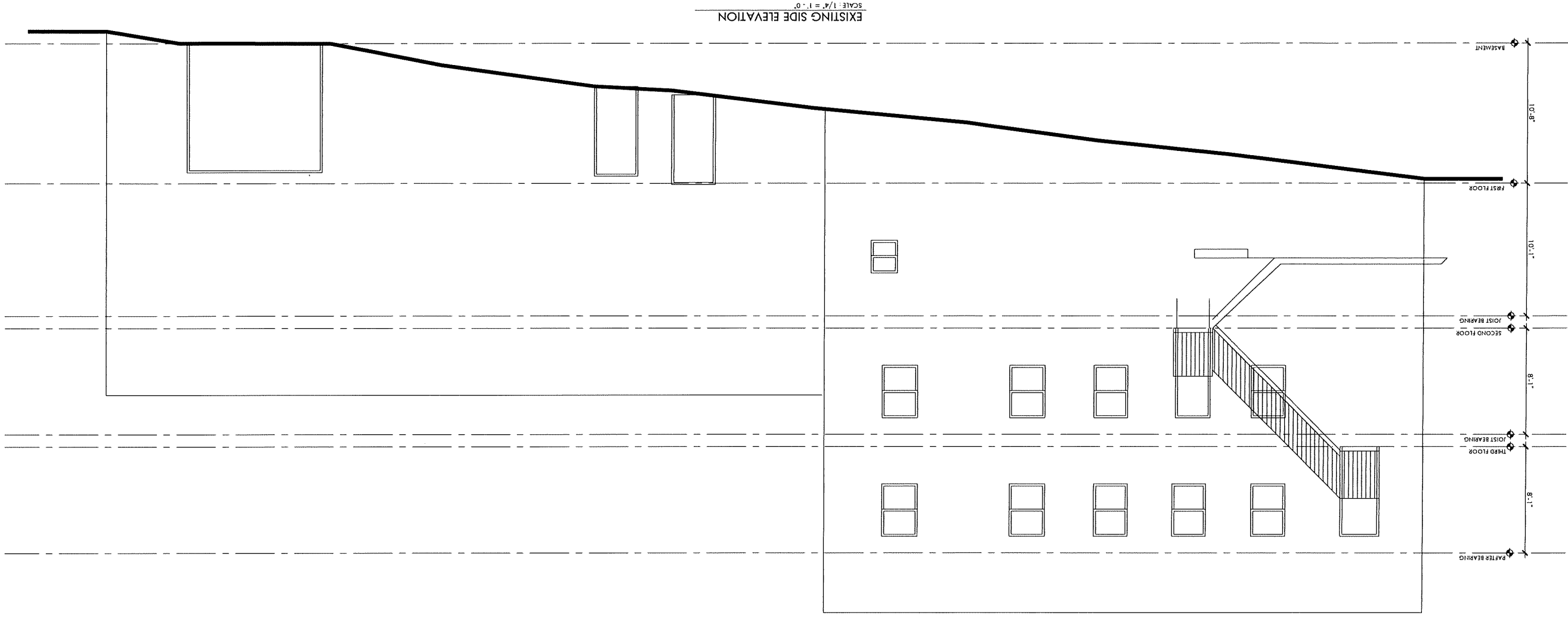
A-3 DRAWING NUMBER	DRAWING TITLE ARCHITECTURAL FLOOR PLAN			PROPOSED PROPERTY MUTUAL LLC MIXED USE BUILDING 739 EAST 4TH STREET BETHLEHEM, PA 18015	NO. REVISION DATE	A/E Drafting Solutions Tel: 484.239.4376 www.aedraftingsolutions.com
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NEW THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DRAWING NUMBER A-4			



A-5

DRAWING NUMBER
ARCHITECTURAL
EXISTING
ELEVATIONS
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TAREK SHEHAB
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