

LOCATION MAP  
1" = 2000'

**ZONING RELIEF GRANTED**

IN ITS DECISION NO. 2008-14 DATED JUNE 7, 2008 THE CITY OF BETHLEHEM ZONING HEARING BOARD RULED THAT SECTION 1309.02 OF THE ZONING ORDINANCE, DEVELOPMENT STANDARDS FOR STEEP SLOPES, DOES NOT APPLY TO THE SUBJECT PROPERTY DUE TO THE MAN-MADE NATURE OF EXISTING SLOPES.

IN ITS DECISION NO. 2009-44 DATED JANUARY 25, 2010 THE CITY OF BETHLEHEM ZONING HEARING BOARD RULED THAT SECTION 1324.09 OF THE ZONING ORDINANCE, SPECIFICALLY THE TIME LIMITATION ESTABLISHED FOR ZONING HEARING BOARD DECISIONS, DOES NOT APPLY TO INTERPRETATIONS AND THEREBY UPHOLD ITS EARLIER DECISION REFERENCED ABOVE.



**APPLICANT**

ELLIOTT AVENUE, LLC  
ATTN: KEVIN J. HORWATH  
438 2ND AVENUE  
BETHLEHEM, PA 18018  
(610) 554-9166

**STATEMENT OF INTENT**

THE PLAN PROPOSES TO SUBDIVIDE THE SUBJECT PROPERTY TO CREATE A TOTAL OF ELEVEN (11) BUILDING LOTS; TEN (10) LOTS INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY SEMI-DETACHED DWELLINGS AND RELATED IMPROVEMENTS AND ONE (1) FOR THE CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING, ALL AS DEPICTED HEREIN.

**SITE DATA**

RECORD OWNER: ELLIOTT AVENUE, LLC  
PROPERTY ADDRESS: 1801 ELLIOTT AVENUE, BETHLEHEM, PA 18018  
PIN NUMBER: 64178568524-1  
TILE NUMBER: 476108C  
TAX PARCEL I.D.: G10NE3C-4-1  
CITY WARD AND BLOCK REFERENCE: WARD 13 / BLOCK 40  
INSTRUMENT NUMBER: XXXXXXXXXX  
EX. LOT AREA (PER SURVEY): 2.2417 AC. (97,648 S.F.)  
WATER: CITY OF BETHLEHEM  
SANITARY SEWER: CITY OF BETHLEHEM  
ZONING DISTRICT: RURAL RESIDENTIAL (RR)  
NO. EXISTING/PROPOSED LOTS: 1/11

**ZONING DATA**

**RURAL RESIDENTIAL (RR) ZONING DISTRICT**  
(NON-RESIDENTIAL & OTHER ALLOWED USES)

|                           | PER ORD.    | PER PLAN        |
|---------------------------|-------------|-----------------|
| MINIMUM TRACT SIZE:       | 15,000 S.F. | 97,648 S.F. (1) |
| MINIMUM LOT AREA:         | 100 FEET    | 4,000 S.F. (3)  |
| MINIMUM LOT WIDTH:        | 25 FEET     | 40 FEET (3)     |
| FRONT YARD SETBACK:       | 25 FEET (2) | 20 FEET (3)     |
| SIDE YARD SETBACK (EACH): | 25 FEET (2) | 0/6 FEET (3)    |
| REAR YARD SETBACK:        | 40 FEET     | 40 FEET         |
| MAXIMUM BUILDING HEIGHT:  | 35 FEET     | 35 FEET         |
| MAXIMUM BUILDING COVER:   | 2.5 STRY.   | 2.5 STRY.       |
| MAXIMUM IMPERVIOUS COVER: | 15%         | 30% (3)         |

**RURAL RESIDENTIAL (RR) ZONING DISTRICT**  
(SINGLE-FAMILY DETACHED DWELLING)

|                           | PER ORD.    | PER PLAN    |
|---------------------------|-------------|-------------|
| MINIMUM TRACT SIZE:       | 15,000 S.F. | 97,648 S.F. |
| MINIMUM LOT AREA:         | 15,000 S.F. | 53,498 S.F. |
| MINIMUM LOT WIDTH:        | 100 FEET    | 124 FEET    |
| FRONT YARD SETBACK:       | 25 FEET     | 25 FEET     |
| SIDE YARD SETBACK (EACH): | 15 FEET     | 15 FEET     |
| REAR YARD SETBACK:        | 40 FEET     | >60 FEET    |
| MAXIMUM BUILDING HEIGHT:  | 35 FEET     | 35 FEET     |
| MAXIMUM BUILDING COVER:   | 2.5 STRY.   | 2.5 STRY.   |
| MAXIMUM IMPERVIOUS COVER: | 15%         | 10%         |

**NOTES:**

- THE PROPOSED AVERAGE DENSITY OF THE DEVELOPMENT IS ONE (1) DWELLING UNIT PER 8,877 S.F. OF LOT AREA.
- THE MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET FOR A CORNER LOT IN A RESIDENTIAL DISTRICT SHALL BE 15 FEET PER ZONING ORDINANCE SECTION 1318.07.
- ZONING RELIEF NEEDED.

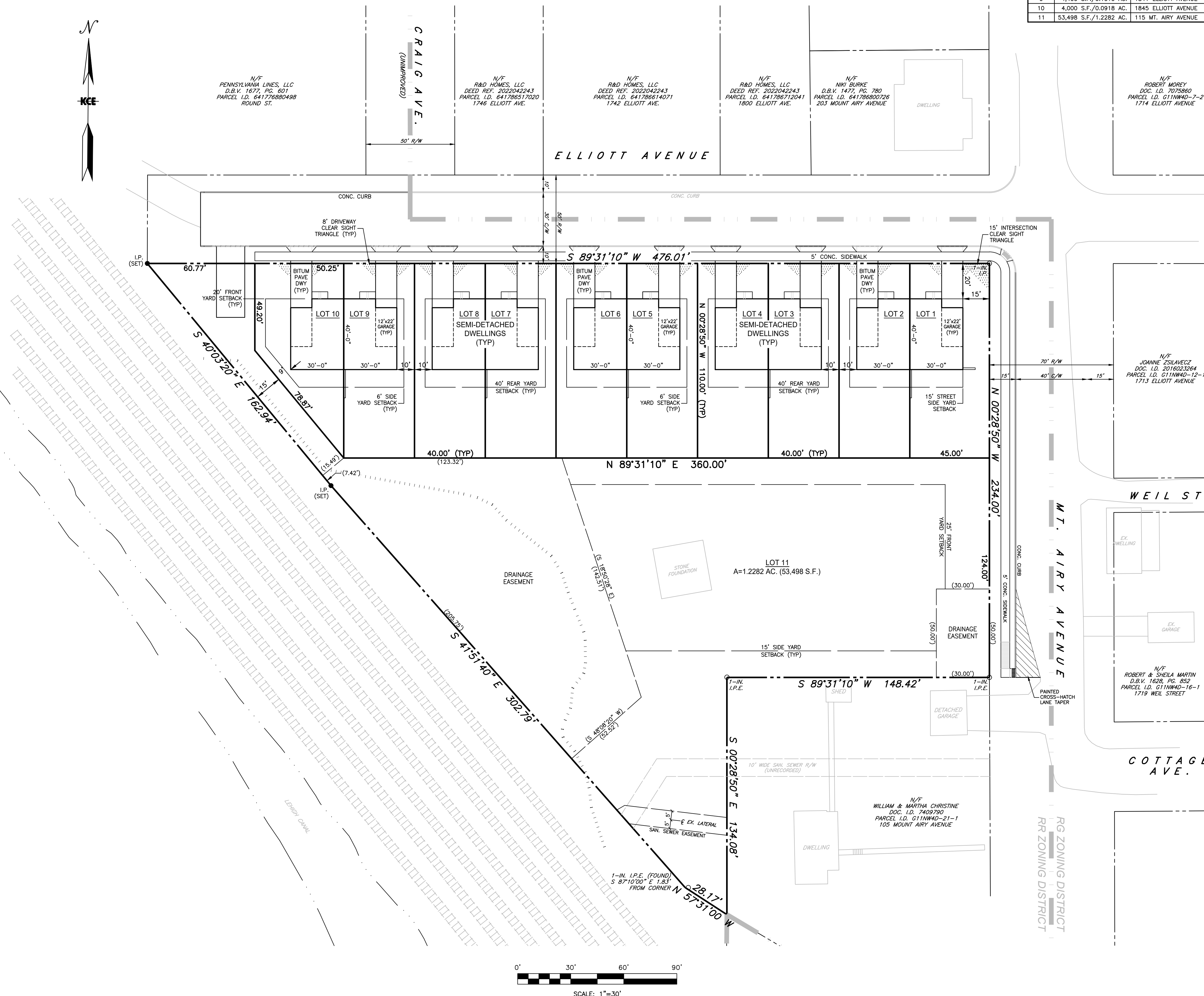
**ZONING DATA (REFERENCE ONLY)**

**MEDIUM-DENSITY RESIDENTIAL (RG) ZONING DISTRICT**  
(SINGLE-FAMILY SEMI-DETACHED DWELLING)

|                           | PER ORD.   | PER PLAN    |
|---------------------------|------------|-------------|
| MINIMUM TRACT SIZE:       | 8,000 S.F. | 97,648 S.F. |
| MINIMUM LOT AREA:         | 4,000 S.F. | 4,000 S.F.  |
| MINIMUM LOT WIDTH:        | 40 FEET    | 40 FEET     |
| FRONT YARD SETBACK:       | 20 FEET    | 20 FEET     |
| SIDE YARD SETBACK (ONE):  | 6 FEET     | 6 FEET      |
| SIDE YARD SETBACK (BOTH): | ---        | ---         |
| REAR YARD SETBACK:        | 35 FEET    | 40 FEET     |
| MAXIMUM BUILDING HEIGHT:  | 35 FEET    | 35 FEET     |
| MAXIMUM BUILDING COVER:   | 2.5 STRY.  | 2.5 STRY.   |
| MAXIMUM IMPERVIOUS COVER: | ---        | 50%         |

**NOTE:**

PROPOSED DIMENSIONAL CRITERIA FOR LOTS 1-10 CONFORM TO DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY SEMI-DETACHED DWELLINGS IN THE SURROUNDING MEDIUM DENSITY RESIDENTIAL (RG) ZONING DISTRICT.



**PROPOSED LOT SCHEDULE**

| L.D. | AREA                   | STREET ADDRESS      |
|------|------------------------|---------------------|
| 1    | 4,950 S.F./0.1136 AC.  | 1801 ELLIOTT AVENUE |
| 2    | 4,400 S.F./0.1010 AC.  | 1805 ELLIOTT AVENUE |
| 3    | 4,400 S.F./0.1010 AC.  | 1811 ELLIOTT AVENUE |
| 4    | 4,400 S.F./0.1010 AC.  | 1815 ELLIOTT AVENUE |
| 5    | 4,400 S.F./0.1010 AC.  | 1821 ELLIOTT AVENUE |
| 6    | 4,400 S.F./0.1010 AC.  | 1825 ELLIOTT AVENUE |
| 7    | 4,400 S.F./0.1010 AC.  | 1831 ELLIOTT AVENUE |
| 8    | 4,400 S.F./0.1010 AC.  | 1835 ELLIOTT AVENUE |
| 9    | 4,400 S.F./0.1010 AC.  | 1841 ELLIOTT AVENUE |
| 10   | 4,000 S.F./0.0918 AC.  | 1845 ELLIOTT AVENUE |
| 11   | 53,498 S.F./1.2282 AC. | 115 MT. AIRY AVENUE |

**LEGEND**

|  |                                                        |
|--|--------------------------------------------------------|
|  | SUBJECT PROPERTY LINE                                  |
|  | ADJOINER PROPERTY LINE OR RIGHT-OF-WAY LINE            |
|  | EX. ROADWAY CENTERLINE                                 |
|  | REQUIRED YARD LINE                                     |
|  | PROPOSED EASEMENT LINE                                 |
|  | ZONING DISTRICT BOUNDARY LINE                          |
|  | EX. FLOODWAY/FLOODPLAIN LIMIT                          |
|  | EX. CONCRETE CURB                                      |
|  | EX. EDGE OF PAVEMENT                                   |
|  | EX. WOOD FENCE                                         |
|  | EX. CHAIN LINK FENCE                                   |
|  | EX. IRON PIN (OR AS NOTED)                             |
|  | EX. CONCRETE MONUMENT                                  |
|  | PROPOSED IMPROVEMENT                                   |
|  | PROPOSED CONCRETE CURB                                 |
|  | PROPOSED DEPRESSED CONC. CURB                          |
|  | PROPOSED FENCE/RAILING (AS NOTED)                      |
|  | PROPOSED PROPERTY CORNER MARKER (IRON PIN OR AS NOTED) |

**NOTE:**  
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

**KEYSTONE CONSULTING ENGINEERS, INC.**  
*Engineering firm of choice since 1972*

2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
Bethlehem, Allentown, Kresgeville  
www.KCEinc.com

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**KEYSTONE CONSULTING ENGINEERS**

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**CONCEPT PLAN**

MAJOR RESIDENTIAL SUBDIVISION  
LANDS N/F ELLIOTT AVENUE, LLC  
1801 ELLIOTT AVENUE  
BETHLEHEM CITY  
LEHIGH COUNTY, PENNSYLVANIA

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| REVISIONS | DATE        |
|-----------|-------------|
| BY: _____ | DATE: _____ |

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DESIGNED BY: KJH  
DRAWN BY: KJH  
CHECKED BY: KJH  
DATE: MAR. 16, 2026  
SCALE: 1" = 30'  
KCE JOB NO.: KJH-2026  
SHEET: CT OF 1

