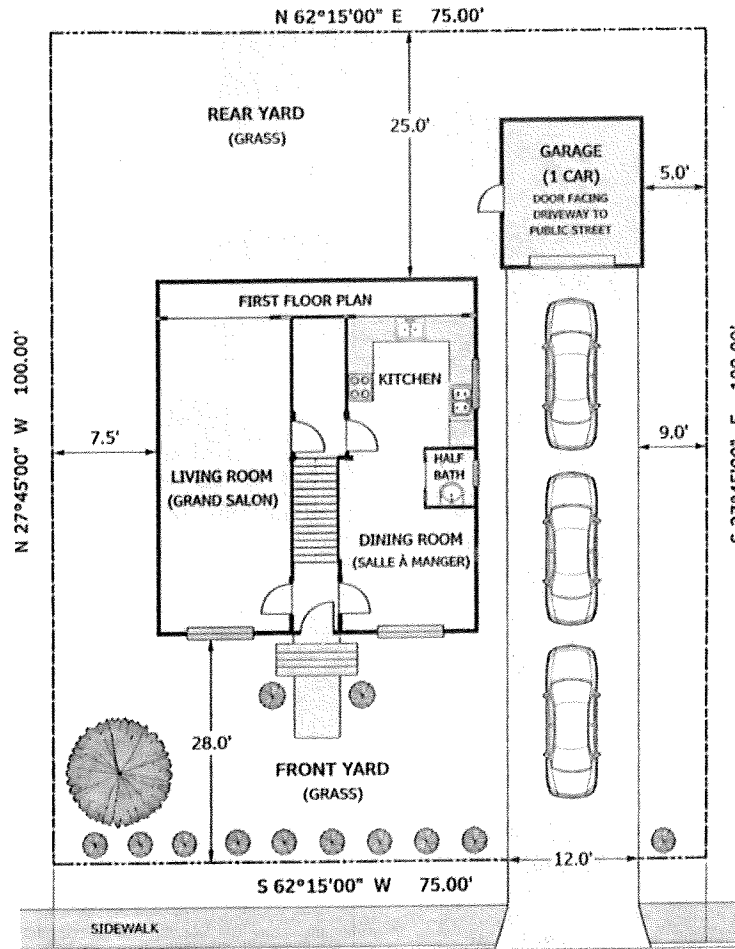




SCALE: 1" = 20'-0"

PLOT PLAN

1427 MONTROSE AVENUE
BETHLEHEM, PA 18018
NORTHAMPTON COUNTY



PROPERTY INFORMATION

ADDRESS: 1427 Montrose Avenue
Bethlehem, PA 18018

TAX PARCEL ID: P.A. 18018

LOT SIZE: 7,500 SQ. FT.
(75.00' x 100.00')

ZONING: R-M (Medium Density Residential)

USE: Single-Family Residential
(Home Occupation - Braiding Salon)

LEGEND

- EXISTING DWELLING
- PAVED DRIVEWAY / PARKING AREA
- GARAGE
- PROPERTY LINE

NOTES

- This plot plan is submitted for zoning review purposes only.
- All dimensions are approximate and are measured in feet.
- No changes to the existing structure.
- Driveway provides space for 3 vehicles.
- Home occupation (Braiding Salon) to be conducted inside the dwelling (dining room).

SETBACKS (R-M ZONING)

Front Yard (Min): 25 ft
Rear Yard (Min): 25 ft
Side Yard (Min Total): 18 ft
(Min 7 ft per side)

Existing Front Yard: 28 ft
Existing Rear Yard: 25 ft
Existing Left Side: 7.5 ft
Existing Right Side: 5.0 ft

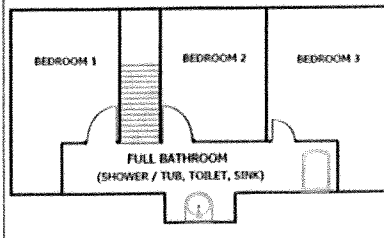
NOTE: Existing setbacks appear to comply with R-M zoning requirements.

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS PREPARED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED ON A FIELD SURVEY AND/OR PUBLIC RECORDS.

DATE: _____

BY: _____

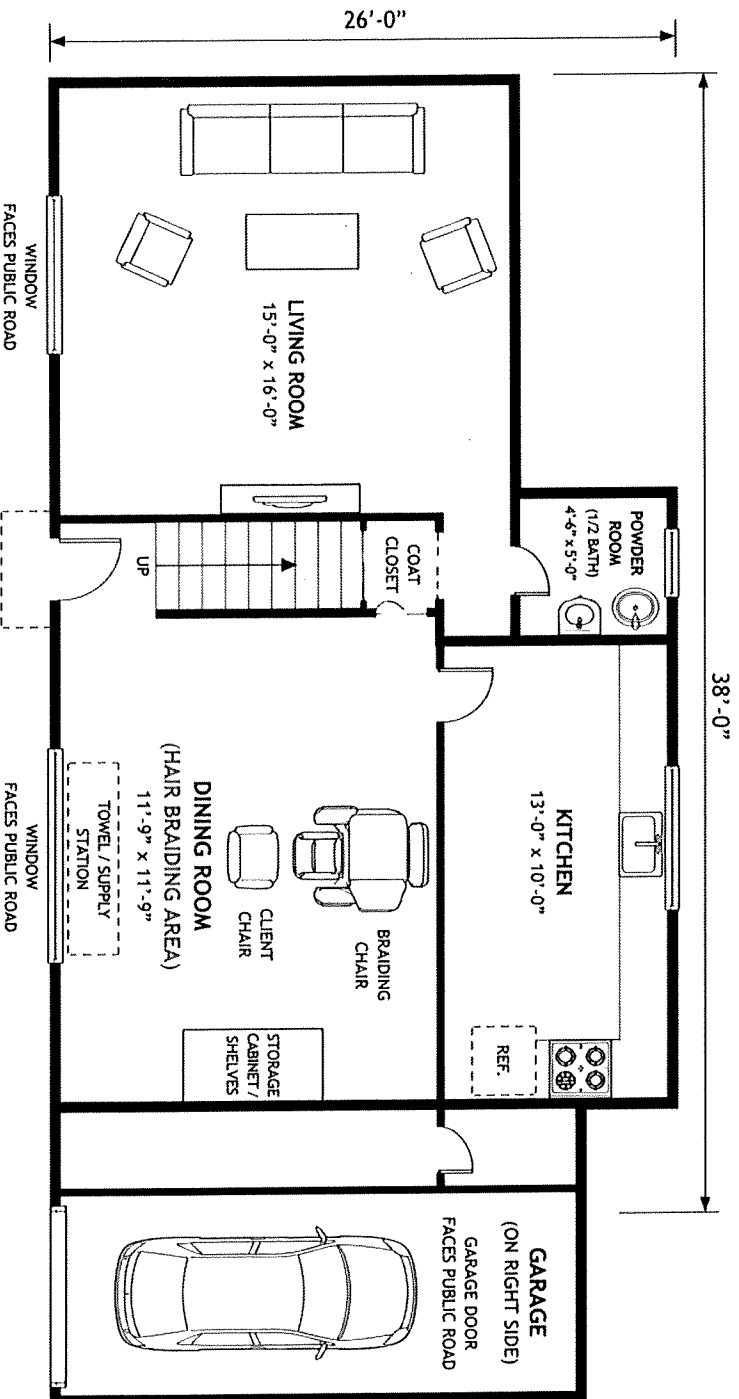
SECOND FLOOR PLAN (UPPER LEVEL)



ROOM LAYOUT SUMMARY

- First Floor:
 - Living Room (Left - window facing street)
 - Dining Room (Right - window facing street)
 - Kitchen (Right of Dining Room)
 - Half Bath (Right side of house, Left of Kitchen)
- Second Floor:
 - 3 Bedrooms
 - 1 Full Bathroom (with shower)

FLOOR PLAN – FIRST FLOOR
1427 MONTROSE AVENUE, BETHLEHEM, PA 18018
(Not to Scale – For Zoning Application Purposes Only)



LEGEND	
	Exterior Wall
	Interior Wall
	Door
	Window
	Staircase

ROOM SUMMARY – FIRST FLOOR	
Living Room	15'-0" x 16'-0"
Dining Room (Hair Braiding Area)	11'-9" x 11'-9"
Kitchen	13'-0" x 10'-0"
Powder Room (1 1/2 Bath)	4'-6" x 5'-0"
Garage (Right Side)	Door faces public road

NOTES:

- The hair braiding business will be conducted ONLY in the Dining Room (Hair Braiding Area).
- Services are provided strictly by APPOINTMENT ONLY during the following days and hours:
 - Tuesday: 3:00 PM – 6:30 PM
 - Friday: 3:00 PM – 6:30 PM
 - Saturday: 9:00 AM – 5:00 PM
- Only one client is served at a time.
- No more than two clients will be served in a day (only when schedule allows).
- No waiting area. Clients arrive for their scheduled appointment only.
- No other part of the home will be used for business.
- No employees. Only the owner's wife will provide the service.
- No chemicals, hair dyes, relaxers, or hazardous materials will be used.
- The home has parking for up to three (3) vehicles in the driveway.
- The business will not create noise, odor, glare, vibration, or any nuisance to the neighbors.

SYMBOLS / NOTES	
	Indicates hand wash sink in Powder Room for client use.
	Indicates areas used for business purposes (Dining Room only).
	All other areas of the home are for residential use only.

- GENERAL NOTES**
- This floor plan shows the first floor layout only.
 - All dimensions are approximate.
 - The property address is 1427 Montrose Avenue, Bethlehem, PA 18018.
 - This plan is submitted as part of a request for a Special Exception – Home Occupation per Section 1322.03(E) of the City of Bethlehem Zoning Ordinance.

