CITY OF BETHLEHEM, PENNSYLVANIA

Proposed use and floor plan narrative

OFF THE TOP BARBERSHOP

Four barber chairs in an existing street-level commercial space. Personal service. No food service.

Submitted for preliminary zoning review. This is the applicant's exhibit. It is not a City form, not a permit, and not a construction drawing.

Request for Zoning Confirmation

Request. Please confirm the zoning district for this address, whether a barbershop is permitted, and whether any relief is required, before a Building Commercial Certificate of Occupancy is filed.

IN THIS PACKET

Property information and a description of the use.

Interior layout, State Board space notes, and what formal filing still requires.

Conceptual floor plan, proportioned to 20 feet by 40 feet.

Applicant certification, with space for the Zoning Officer's notes.

1. Property information

ADDRESS	1935 W. Broad Street, Bethlehem, PA 18018
FLOOR AREA	Approx'mately 800 square feet, street-level reta'l
DIMENSIONS	Approx'mately ₤0 feet w'de by 40 feet deep
BUILDING	19₤0 m'xed-use bu'ld'ng
CURRENT STATUS	Vacant street-level commerc'al space
TRADE NAME	Off the Top Barbershop
APPLICANT	M'guel Estrada
PROPOSED USE	Barbershop — personal serv'ce. Four cha'rs.
HOURS	8:00 a.m. to 6:00 p.m., da'ly or as later determ'ned
PARKING	On-street park'ng a'ong W. Broad Street
LISTING RENT	$995 per month, as advertised. Not a C'ty fee.
ZONING DISTRICT	To be confirmed by the Zon'ng Officer
EXTERIOR WORK	None proposed w'th th's rev'ew
SIGNAGE	None proposed now. Any s'gn w'll be filed separately.

2. Description of proposed use

Miguel Estrada proposes to open Off the Top Barbershop in the existing space at 1935 W. Broad Street. The shop would have four barber stations, two shampoo sinks, waiting benches on both sides near the entrance, one single-occupancy restroom, and a back room for supplies and equipment. The listing describes the space as suitable for a barbershop or salon. All barbering would be indoors.

Customers would enter through the existing storefront door, at the front-left of the plan. Nothing in this review changes the exterior walls.

No change to the exterior or storefront is proposed.

3. Interior layout

The plan is drawn with the storefront at the south edge of the sheet and north toward the rear wall, matching the applicant's sketch. Sizes below are the arrangement, not a field measurement.

Entrance. Ex'sting door at the front-left of the storefront, sw'ng'ng 'nto the shop.

Waiting. One bench on each s'de wall near the front, clear of the door, seating at least three people.

Stations. Four cha'rs. Stations 1 and 2 on the west wall. Stations 3 and 4 on the east wall. Each has a cha'r, a wall m'rror, and a work counter. The center a'sle stays open.

Shampoo sinks. Two s'nks on the west wall, between the restroom and Station 1. Each w'll have hot and cold water.

Restroom. One s'ngle-occupancy restroom 'n the rear-left corner.

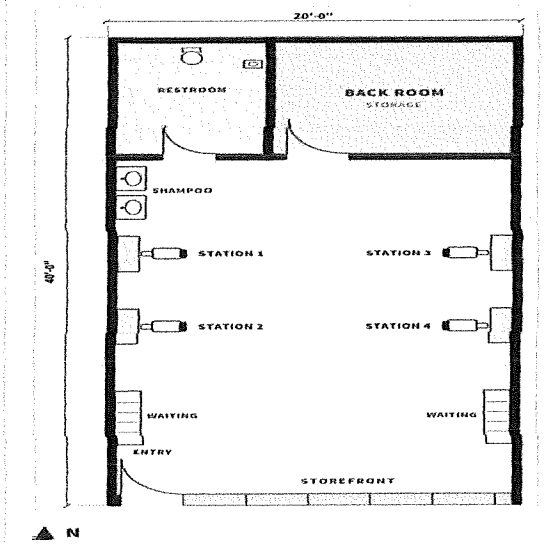
Back room. Storage and back-of-house across the rest of the rear, bes'de the restroom. It does not 'nclude the restroom.

STATE BOARD MINIMUMS — 49 PA. CODE § 3.53 AND § 3.54

RULE	REQUIRED	THIS SHOP
§ 3.53 w'dth	At least 1₴ feet	About ₴0 feet
§ 3.53 length, four cha'rs	30 feet: ₴0 feet for two cha'rs, plus 5 feet for each added cha'r	About 40 feet
§ 3.54(9) washstands	One washstand for every two cha'rs	Two shampoo s'nks
§ 3.54(1₴) wa'ting	Seats for at least three people	Two benches

4. Conceptual floor plan

Proportioned to the stated 20 by 40 feet. On th's letter sheet the scale 's 5/32 'nch = 1 foot. D'mens'ons are approx'mate. Not a survey and not for construction.



ABOUT 800 SQ. FT.
20'-0" × 40'-0", approx'mate, from the l'sted area.

LEGEND

- Walls
- Storefront glaz'ng
- Door sw'ng, 'nto the room
- M'rror, s'nk, bench, or cha'r

NOTES

No change to the exter'or or storefront 's proposed.
A'sle w'dths w'll be d'mens'oned on the sealed plan 'f the C'ty requ'res one.
Confirm or'entation and room s'zes 'n the field before construction documents.

Pr'nted scale 5/32" = 1'-0"
The bar below 's 12 feet long on the letter-s'ze PDF.

5. Applicant certification

I am the applicant for Off the Top Barbershop at 1935 W. Broad Street, Bethlehem. The statements in this packet are true to the best of my knowledge. They are offered for preliminary discussion with the Zoning Officer. I understand that this packet does not authorize construction or occupancy.

SIGNATURE _____ **DATE** _____

Space for the Zoning Officer's notes: