

OWNER
BETHWORKS RENOVATION I+II LLC
60 W BROAD STREET, SUITE 99D
BETHLEHEM, PA 18018
ATTN: ROBERT DE BEER
TEL: 610-764-3247

APPLICANT
PERON DEVELOPMENT, LLC
60 W BROAD STREET, SUITE 99D
BETHLEHEM, PA 18018
ATTN: ROBERT DE BEER
TEL: 610-764-3247

ENGINEER
NAVE NEWELL, INC.
900 WEST VALLEY ROAD
SUITE 1100
WAYNE, PENNSYLVANIA 19087
ATTN: GREGORY C. NEWELL, PE
TEL: 610-265-8323

SURVEYOR
NAVE NEWELL, INC.
900 WEST VALLEY ROAD
SUITE 1100
WAYNE, PENNSYLVANIA 19087
ATTN: JAMES S. CONLOW, PLS
TEL: 610-265-8323

ARCHITECT
USA ARCHITECTS
1 SOUTH 3RD STREET, 7TH FLOOR
EASTON, PENNSYLVANIA 18042
TEL: 610-559-6000

LANDSCAPE ARCHITECT
NAVE NEWELL, INC.
900 WEST VALLEY ROAD
SUITE 1100
WAYNE, PENNSYLVANIA 19087
ATTN: PAUL E. LEPPARD JR., RLA, PP.
TEL: 610-265-8323

VARIANCES REQUESTED

1. SECTION 1308.01 (a) 1. - PERMIT DWELLING UNITS WITH A MINIMUM AVERAGE OF LESS THAN 1,200 SF OF LOT AREA PER DWELLING UNIT.

2. SECTION 1319.01 - PERMIT BUILDINGS A AND B TO HAVE LESS THAN THE REQUIRED PARKING.

3. SECTION 1319.04 (a) - PERMIT BUILDING B RETAIL USES WITHOUT THE REQUIRED OFF-STREET LOADING SPACES.

GRANTED WAIVER
A WAIVER WAS GRANTED BY THE PLANNING COMMISSION TO PERMIT THE PER FOOTER IN THE CLEAR SIGHT TRIANGLE FOR BUILDING C (422 - 430 E. 3RD STREET) ON JUNE 11, 2015.

GRANTED ZONING RELIEF
A VARIANCE WAS GRANTED BY THE PLANNING COMMISSION TO PERMIT THE COMBINED DENSITY OF ALL LOTS ON PARCELS A AND C.

LOT C

SITE DATA
MUNICIPALITY: CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA
CLASSIFICATION: RR-INDUSTRIAL REDEVELOPMENT - RESIDENTIAL DISTRICT
WARD: 4TH WARD / BLOCK 3A
ADDRESS: 506-510 E. THIRD STREET
PROPOSED USES: MULTI-FAMILY DWELLING - 96 UNITS
RETAIL STORE - 24,077 SF
GROSS SITE AREA: 1.538 ACRES
PARCEL ID: BLOCK 6 UNIT 1, 2, 3

ZONING DATA
CRITERIA: REQUIRED: EXISTING: PROVIDED:
MINIMUM LOT AREA 2,000 SF 67,852 SF 67,852 SF
MINIMUM LOT WIDTH 30' 199.06' 199.06'
FRONT YARD 10' 0'' 0''
SIDE YARD 10' N/A N/A
REAR YARD 10' 123.70' 37.50'
MAXIMUM BUILDING COVERAGE 90% 4.31% 39.79%
MAXIMUM IMPERVIOUS COVERAGE 90% 93.74% 87.62%
MINIMUM BUILDING HEIGHT 20' 30' 58'
MINIMUM AVG. LOT AREA PER D.U. 1,200 SF N/A 734.35 SF ***

LOT C

SITE DATA
MUNICIPALITY: CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA
CLASSIFICATION: RR-INDUSTRIAL REDEVELOPMENT - RESIDENTIAL DISTRICT
WARD: 4TH WARD / BLOCK 3A
ADDRESS: 422-430 E. THIRD STREET
EXISTING USE: OFF-STREET PARKING

ZONING DATA
CRITERIA: REQUIRED: EXISTING:
MINIMUM LOT AREA 2,000 SF 14,897 SF
MINIMUM LOT WIDTH 30' 106.37'
FRONT YARD 10' N/A
SIDE YARD 10' N/A
REAR YARD 10' N/A
MAXIMUM BUILDING COVERAGE 90% 0.00%
MAXIMUM IMPERVIOUS COVERAGE 90% 84.82%
MINIMUM BUILDING HEIGHT 20' N/A
MINIMUM AVG. LOT AREA PER D.U. 1,200 SF N/A

PROPOSED DEVELOPMENT PROGRAM

BUILDING PROGRAM	FLOORS	RETAIL	OFFICE	RESIDENTIAL
A	5 FLOORS	24,077 SF	--	95 UNITS
B	5 FLOORS	20,998 SF	--	74 UNITS
D (EXISTING)	--	2,925 SF	--	--
TOTAL	--	48,000 SF	--	169 UNITS

RESIDENTIAL UNIT BREAKDOWN

BUILDING	UNITS
BUILDING A	59 1-BR UNITS
BUILDING B	42 1-BR UNITS
TOTAL	101 1-BR UNITS

RETAIL PARKING REQUIREMENT 4 SPACES/1,000 SF = 181 SPACES *

BUILDING	RETAIL	REQUIREMENT
A	24,077 SF	97 SPACES
B	20,998 SF	84 SPACES
TOTAL	45,075 SF	181 SPACES

RESIDENTIAL PARKING REQUIREMENT 1.75 SPACES/UNIT = 296 SPACES REQUIRED

PARCEL	UNITS	PROPOSED PARKING SPACES
A	FIVE10 FLATS	65 SPACES
B	SIX10 FLATS	51 SPACES
EVANS STREET LOT	PLANNED PARKING	47 SPACES
POLK STREET DECK	PARKING GARAGE	23 SPACES (CONTRACTED)
TOTAL	169 UNITS	186 SPACES (1.10 SPACES/UNIT) †

RETAIL PARKING REQUIREMENT 4 SPACES/1,000 SF = 181 SPACES *

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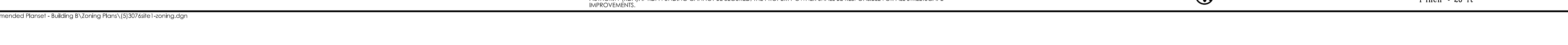
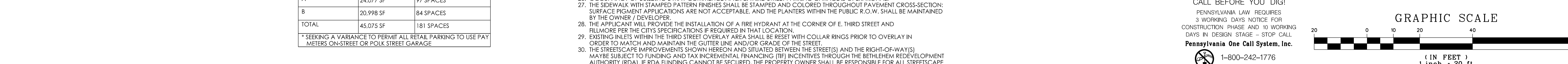
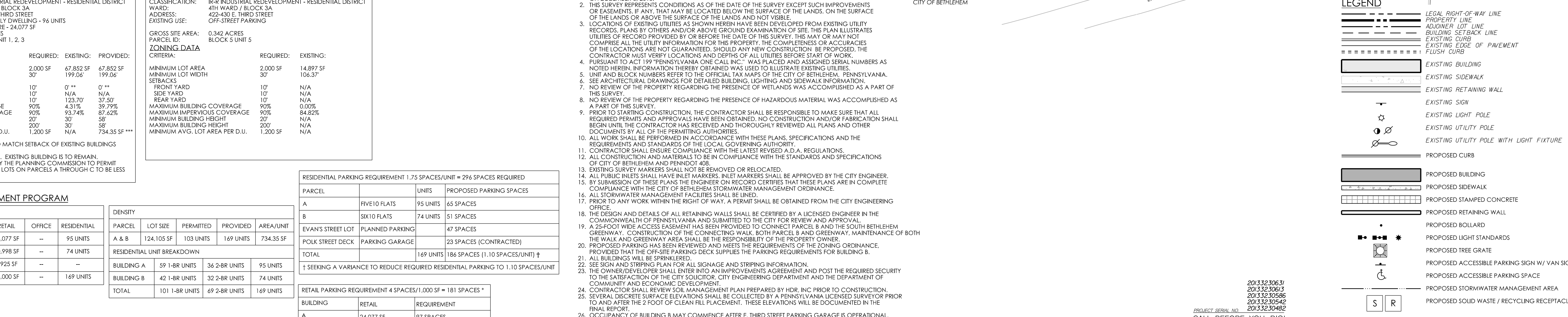
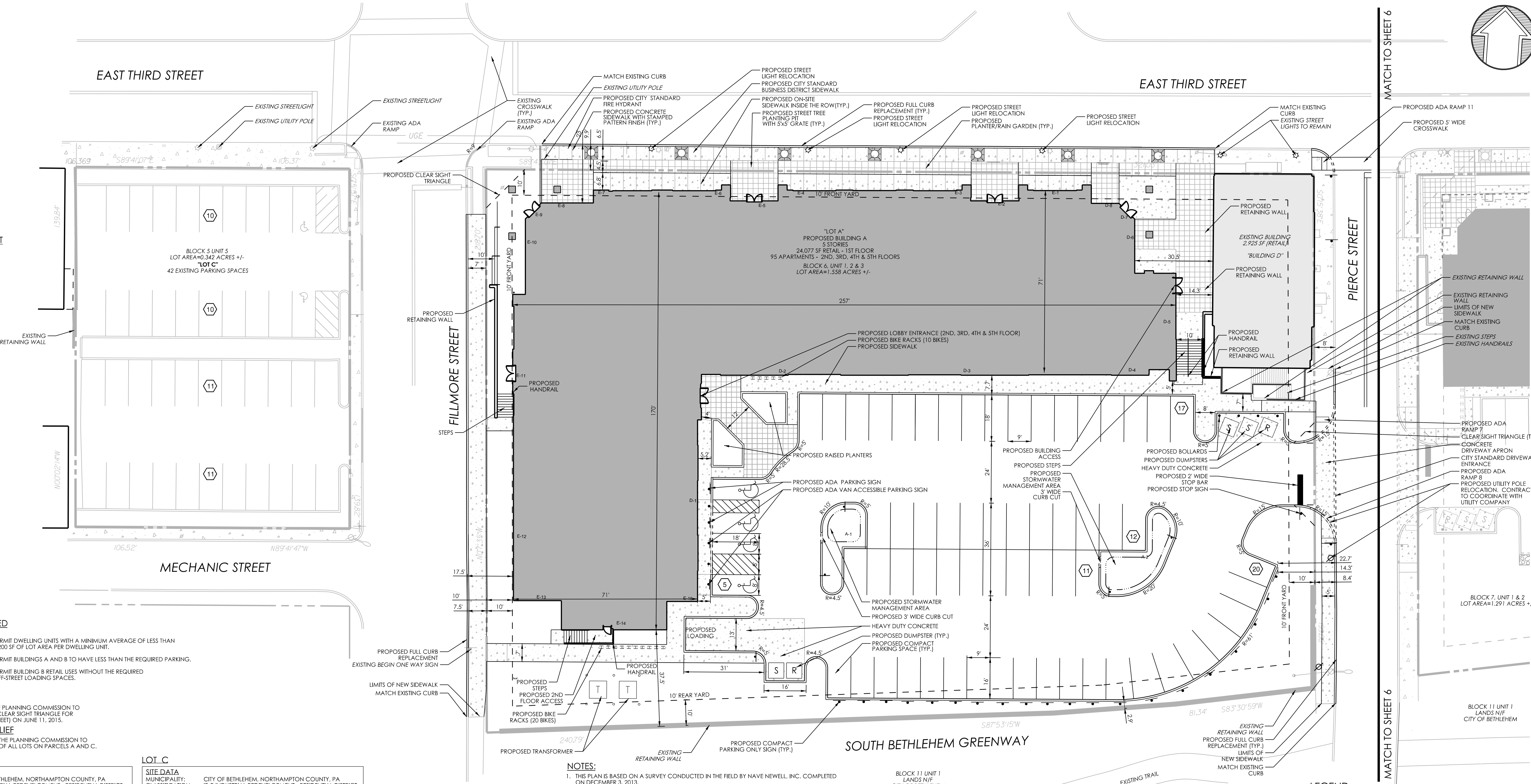
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B	20,998 SF	84 SPACES
TOTAL	45,075 SF	181 SPACES



Nave NEWELL
Where Ideas Get Down to Earth

900 West Valley Road, Suite 1100
Wayne, PA 19087
p. 610.265.8323 f. 610.265.4299
www.navenewell.com

no.	description	date
1	REVISED PER PARKING DATA CORRECTION & BLOC. B FLOOR HEIGHT	2/15/2020

GREGORY C. NEWELL
Professional Engineer
Pennsylvania License No. 36262-E

ZONING PLAN

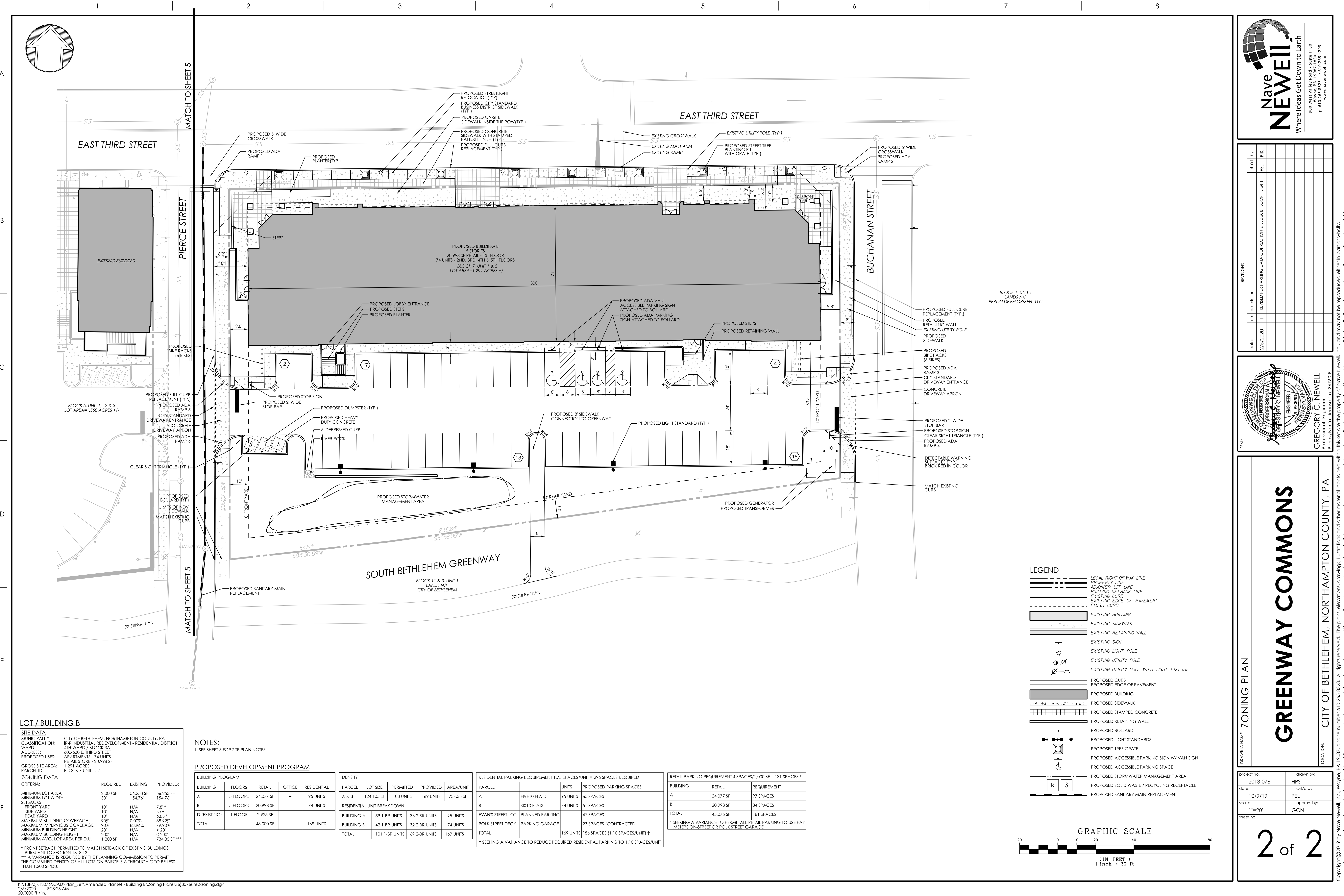
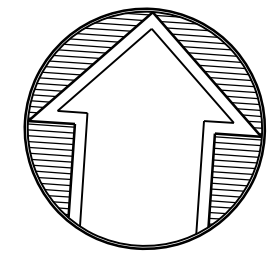
GREENWAY COMMONS

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA

PROJECT NO: 2013-076
DRAWN BY: HPS
DATE: 10/9/19
CHECKED BY: PEL
SCALE: 1"=20'
APPROVED BY: GCN

1 of 2

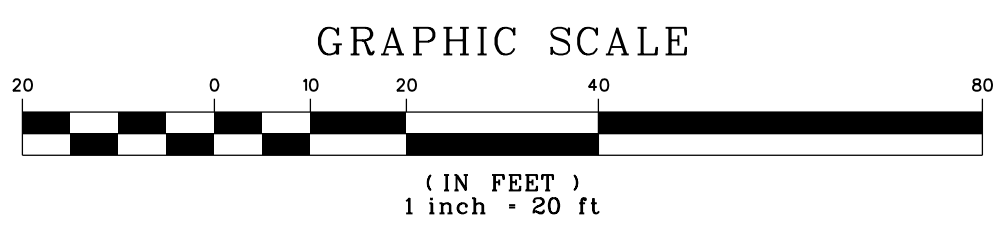
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BLOCK 1, UNIT 1
LANDS N/F
PERON DEVELOPMENT LLC

LEGEND

	LEGAL RIGHT-OF-WAY LINE
	PROPERTY LINE
	ADJOINER LOT LINE
	BUILDING SETBACK LINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	FLUSH CURB
	EXISTING BUILDING
	EXISTING SIDEWALK
	EXISTING RETAINING WALL
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH LIGHT FIXTURE
	PROPOSED CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED STAMPED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED BOLLARD
	PROPOSED LIGHT STANDARDS
	PROPOSED TREE GRATE
	PROPOSED ACCESSIBLE PARKING SIGN W/ VAN SIGN
	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED SOLID WASTE / RECYCLING RECEPTACLE
	PROPOSED SANITARY MAIN REPLACEMENT



LOT / BUILDING B

SITE DATA
 MUNICIPALITY: CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA
 CLASSIFICATION: IR-R INDUSTRIAL REDEVELOPMENT - RESIDENTIAL DISTRICT
 WARD: 4TH WARD / BLOCK 3A
 ADDRESS: 600-630 E. THIRD STREET
 PROPOSED USES: APARTMENTS - 74 UNITS
 RETAIL STORE - 20,998 SF
 GROSS SITE AREA: 1.291 ACRES
 PARCEL ID: BLOCK 7 UNIT 1, 2

ZONING DATA

CRITERIA:	REQUIRED:	EXISTING:	PROVIDED:
MINIMUM LOT AREA	2,000 SF	56,253 SF	56,253 SF
MINIMUM LOT WIDTH	30'	154.76'	154.76'
SETBACKS			
FRONT YARD	10'	N/A	7.8'
SIDE YARD	10'	N/A	N/A
REAR YARD	10'	N/A	63.5'
MAXIMUM BUILDING COVERAGE	90%	0.00%	38.92%
MAXIMUM IMPERVIOUS COVERAGE	90%	83.96%	79.90%
MINIMUM BUILDING HEIGHT	20'	N/A	> 20'
MAXIMUM BUILDING HEIGHT	200'	N/A	< 200'
MINIMUM AVG. LOT AREA PER D.U.	1,200 SF	N/A	734.35 SF ***

* FRONT SETBACK PERMITTED TO MATCH SETBACK OF EXISTING BUILDINGS PURSUANT TO SECTION 1318.13.
 ** A VARIANCE IS REQUIRED BY THE PLANNING COMMISSION TO PERMIT THE COMBINED DENSITY OF ALL LOTS ON PARCELS A THROUGH C TO BE LESS THAN 1,200 SF/DU.

NOTES:
1. SEE SHEET 5 FOR SITE PLAN NOTES.

PROPOSED DEVELOPMENT PROGRAM

BUILDING	FLOORS	RETAIL	OFFICE	RESIDENTIAL
A	5 FLOORS	24,077 SF	--	95 UNITS
B	5 FLOORS	20,998 SF	--	74 UNITS
D (EXISTING)	1 FLOOR	2,925 SF	--	--
TOTAL	--	48,000 SF	--	169 UNITS

DENSITY

PARCEL	LOT SIZE	PERMITTED	PROVIDED	AREA/UNIT
A & B	124,105 SF	103 UNITS	169 UNITS	734.35 SF

RESIDENTIAL UNIT BREAKDOWN

BUILDING	1-BR UNITS	2-BR UNITS	3-BR UNITS	4-BR UNITS	TOTAL
BUILDING A	59	36	2	0	95 UNITS
BUILDING B	42	32	0	0	74 UNITS
TOTAL	101	69	2	0	169 UNITS

RESIDENTIAL PARKING REQUIREMENT 1.75 SPACES/UNIT = 296 SPACES REQUIRED

PARCEL	UNITS	PROPOSED PARKING SPACES
A	FIVE10 FLATS	95 UNITS 65 SPACES
B	SIX10 FLATS	74 UNITS 51 SPACES
EVANS STREET LOT	PLANNED PARKING	47 SPACES
POLK STREET DECK	PARKING GARAGE	23 SPACES (CONTRACTED)
TOTAL	169 UNITS	186 SPACES (1.10 SPACES/UNIT) †

† SEEKING A VARIANCE TO REDUCE REQUIRED RESIDENTIAL PARKING TO 1.10 SPACES/UNIT

RETAIL PARKING REQUIREMENT 4 SPACES/1,000 SF = 181 SPACES *

BUILDING	RETAIL	REQUIREMENT
A	24,077 SF	97 SPACES
B	20,998 SF	84 SPACES
TOTAL	45,075 SF	181 SPACES

* SEEKING A VARIANCE TO PERMIT ALL RETAIL PARKING TO USE PAY METERS ON-STREET OR POLK STREET GARAGE

REVISIONS

no.	description	checked by
1	REVISED PER PARKING DATA CORRECTION & BLOC. B FLOOR HEIGHT	FEL BIK

date: 2/5/2020



ZONING PLAN

GREENWAY COMMONS

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA

LOCATION: [Address]

project no: 2013-076
 date: 10/9/19
 scale: 1"=20'
 sheet no:

drawn by: HPS
 checked by: FEL
 approved by: GCN

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