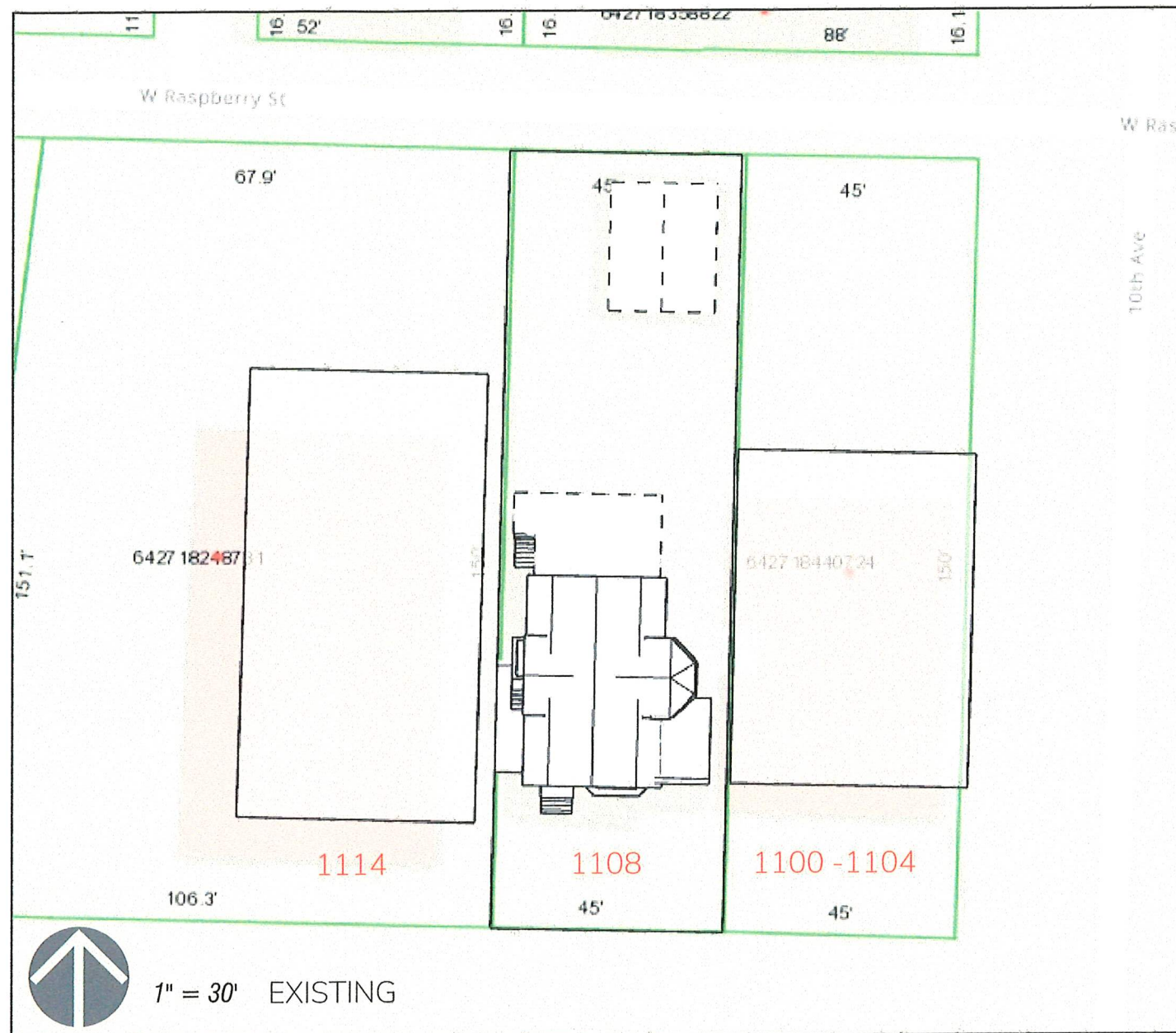
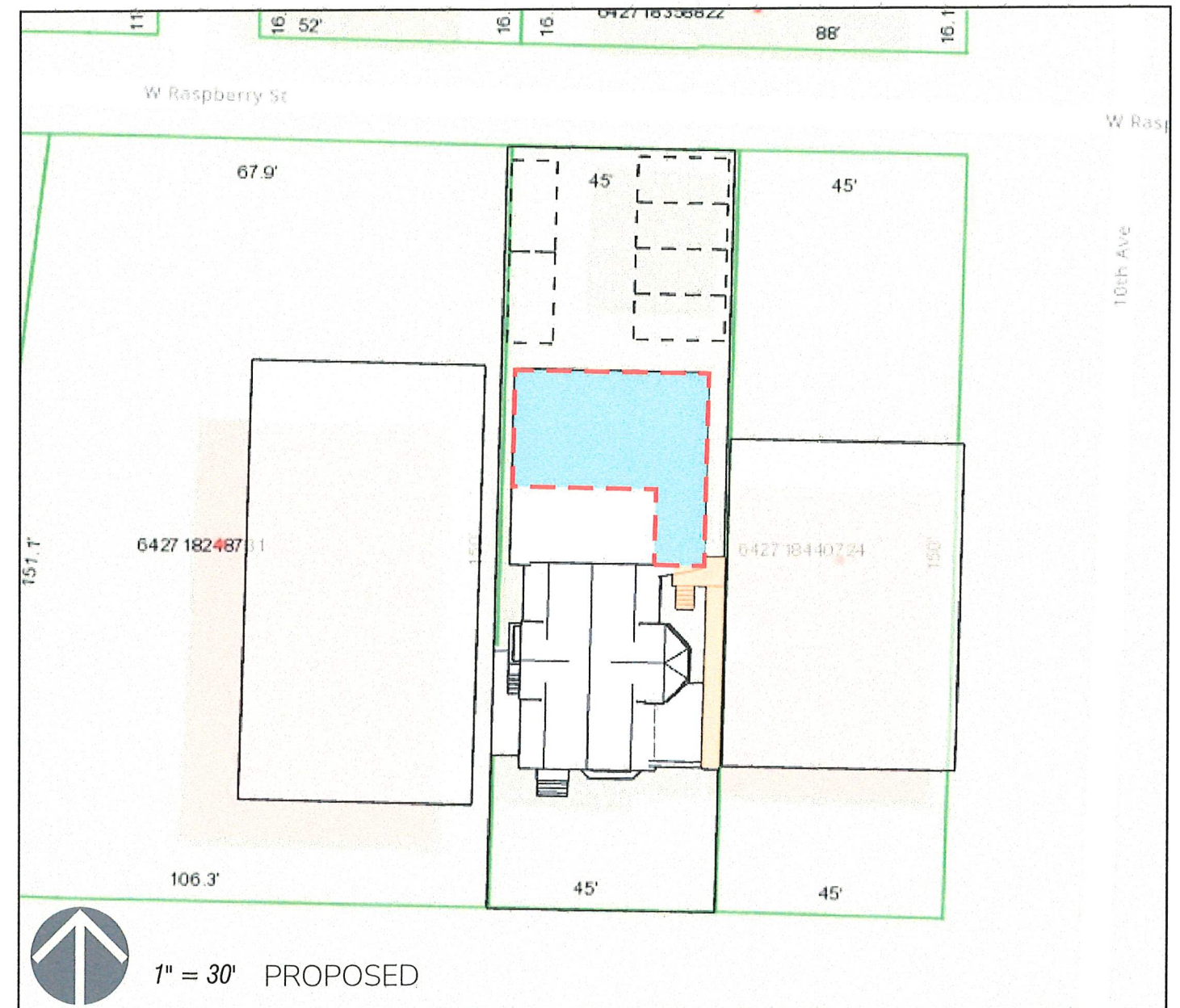




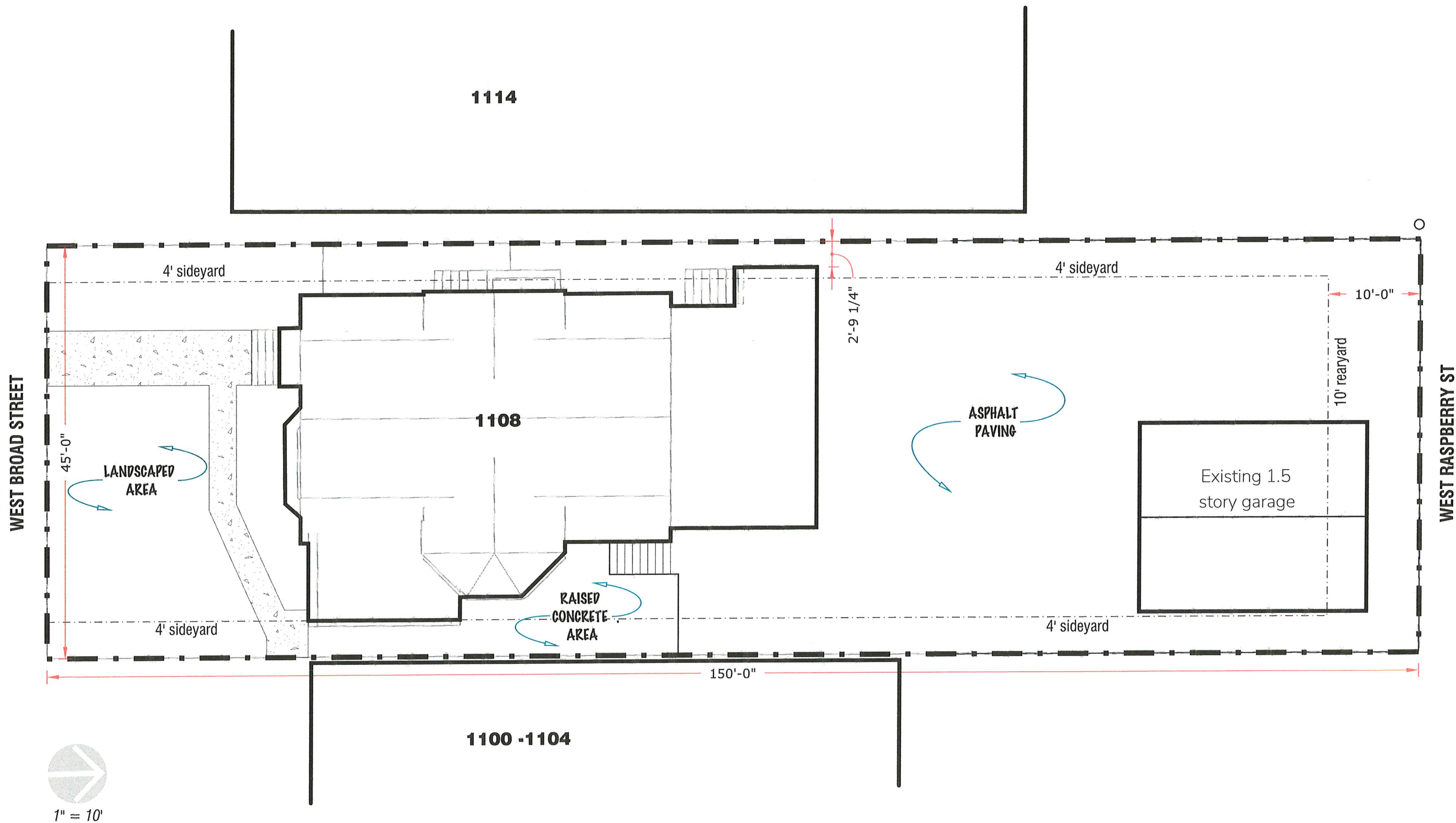
1108 WEST BROAD STREET

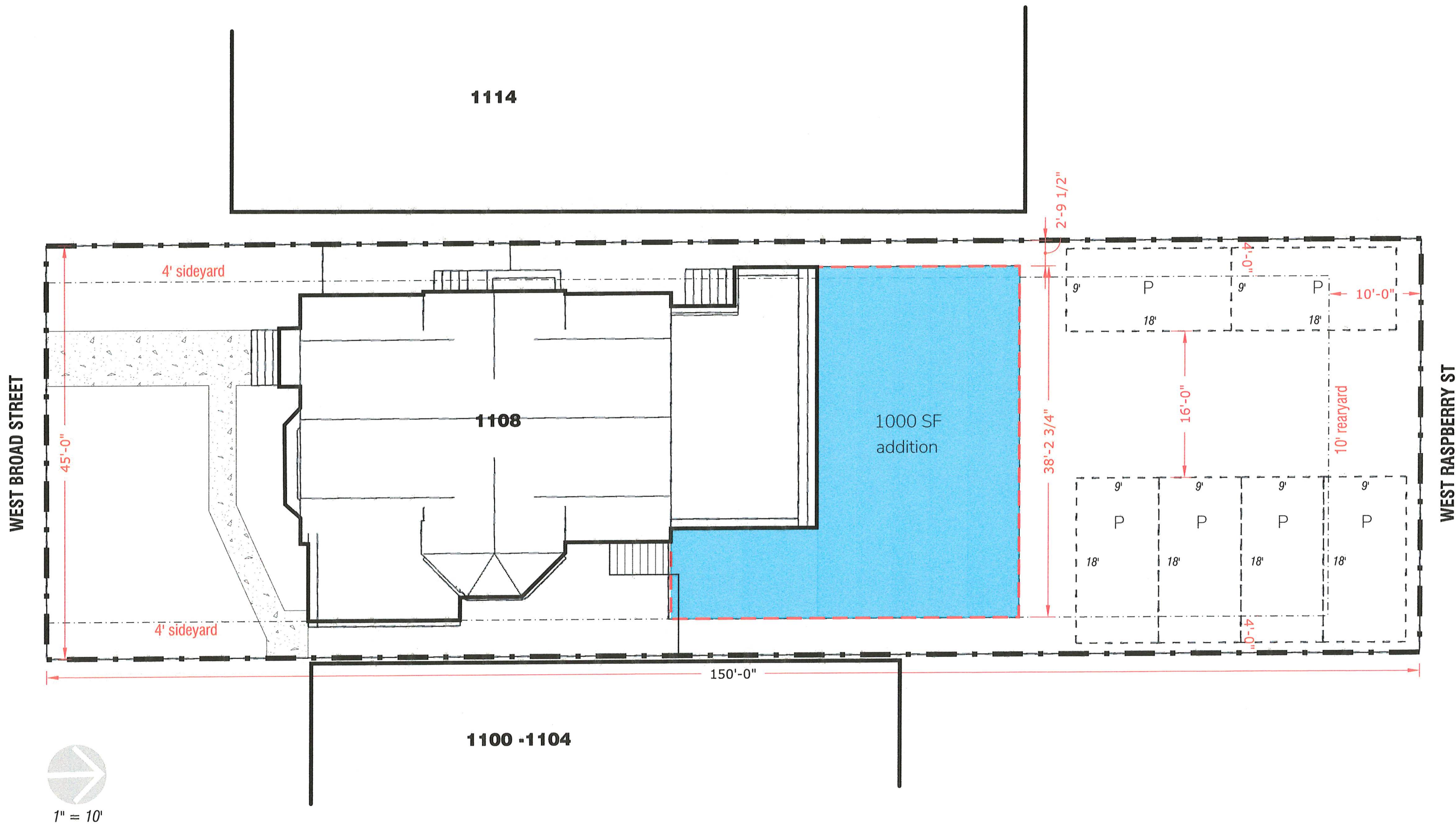
The lot is 45' x 150' and is located in the limited commercial (CL) district. There is a garage structure in the rear of the property currently used for storage. The garage is to be demolished and replaced with surface parking. The dental office occupies the ground and first levels of the main building, while an apartment occupies the second and third levels. The apartment has a dedicated entrance on the west side of the building.



Side yard setbacks are listed as 4' in the CL District and the current building is built to those lines with portions of the existing building within the western side yard setback.

The project goals are to add 4 exam rooms to the dental office with a partial basement and parking in the lot below. The office shall remain operational during construction so interior modifications are to be limited. A secondary accessible entrance and accessible restroom could be accommodated if required.





Seeking relief or special exception for the following ordinances:

1319.02 - Required Off-Street Parking

(23) Medical and Dental Offices – One space per 250 square feet of building floor area

Justification: Currently staff park in the off-street surface lot. The current parking lot is sufficient for staff although not in a compliant lot layout due to the existing garage. Patients typically park on West Broad or on adjacent side streets. The main entrance to the office is facing Broad Street.

Dimensional variance for side yard setback on western property line

Existing building extends into the required 4 ft setback by approximately 1'-3". We intend to match the existing edge of building at the western setback and build to the eastern setback line in order to fit four new exam rooms across the back of the addition. The preferred width of these exam rooms is 10'-6" and is set by the dental chair and required equipment. At the building width shown, each room's width will be approximately 10'-0" which is less than the preferred size.

CITY OF BETHLEHEM		
ZONING DISTRICT:	Limited Commercial	CL
SETBACKS:		
	FRONT	0 FT
	SIDE	4 FT
	REAR	10 FT
LOT SIZE:		
		6,750 SF
EXISTING BUILDING AREA:		2,200 SF
EXISTING BUILDING COVERAGE:		32.6%
ALLOWABLE BUILDING COVERAGE:		80%
PROPOSED ADDITION AREA:		
		1000 SF
PROPOSED BUILDING COVERAGE:		46.5%
PROPOSED IMPERVIOUS COVERAGE:		
		no change
ALLOWABLE IMPERVIOUS COVERAGE:		90%
PARKING REQUIREMENTS		
DENTAL OFFICE:	1/250 sf	10 req'd
1-BEDROOM APARTMENT:		2 req'd
TOTAL OFF STREET REQUIRED:		12 req'd
PROPOSED:		6 spaces

