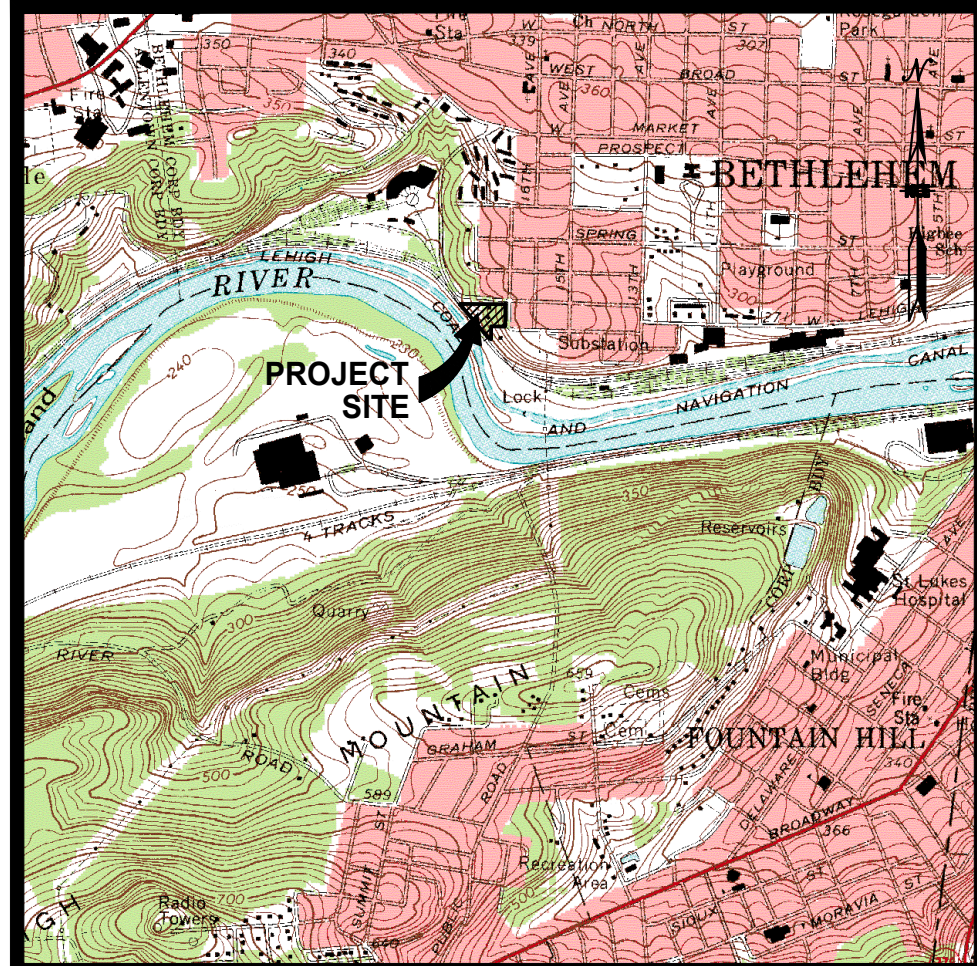




LOCATION MAP
1" = 2000'

APPLICANT

ELLIOTT AVENUE, LLC
ATTN: KEVIN J. HORVATH
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, LLC: ELLIOTT AVENUE, LLC
PROPERTY ADDRESS: 1801 ELLIOTT AVENUE, BETHLEHEM, PA 18018
PIN NUMBER: 641785685624-1
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.
MINIMUM LOT AREA:	---	4,000 S.F. (1)
MINIMUM LOT WIDTH:	100 FEET	40 FEET (3)
FRONT YARD SETBACK:	25 FEET	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.	97,649 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:	30 FEET	40 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING COVER:	2.5 STRY.	2.5 STRY.
MAXIMUM IMPERVIOUS COVER:	70%	30%

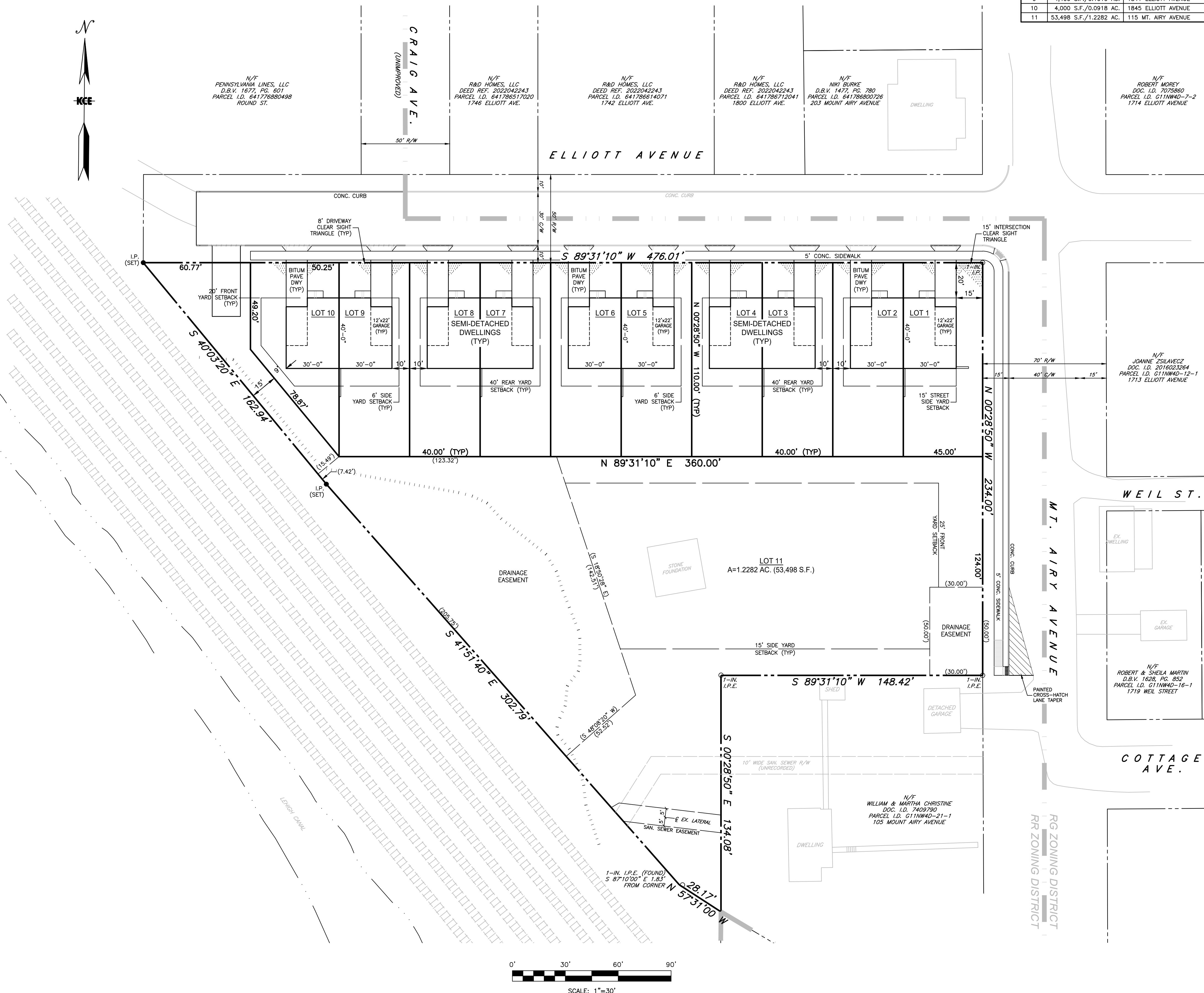
NOTE:

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.

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 1325.08 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.



PROPOSED LOT SCHEDULE		
I.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
- (XXX.X') PROPOSED EASEMENT LINE
- ZONING DISTRICT BOUNDARY LINE
- EX. FLOODWAY/FLOODPLAIN LIMIT
- EX. CONCRETE CURB
- EX. EDGE OF PAVE
- 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



CONCEPT PLAN
MAJOR RESIDENTIAL SUBDIVISION
LANDS N/F ELLIOTT AVENUE, LLC

DESIGNED BY: KJH
DRAWN BY: KJH
CHECKED BY: KJH
DATE: MAR. 16, 2026
SCALE: 1" = 30'
KCE JOB NO.: KJH-2026
SHEET: C1 OF 1

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

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 1309.02 OF THE ZONING ORDINANCE, SPECIFICALLY THE TIME LIMITATION ESTABLISHED FOR ZONING HEARING BOARD DECISIONS, DOES NOT APPLY TO INTERPRETATIONS AND THEREBY UPHELD ITS EARLIER DECISION REFERENCED ABOVE.

