

EXISTING PARCEL DATA:

PARCEL 'A' (1501 PEGRAM STREET - 08114902)
ZONE: R-5
CURRENT USE: VACANT
AREA: APPROX. 7,961 SF (.183 ACRE)*
LOCATION: CORNER OF PEGRAM ST. & E. 18TH ST.

PARCEL 'B' (1505 PEGRAM STREET - 08114903)
ZONE: R-5
CURRENT USE: VACANT
AREA: APPROX. 7,868 S.F. (.181 ACRE)*
LOCATION: INTERIOR LOT ON PEGRAM ST.

PROPOSED PARCEL DATA:

COMBINE LOTS & RE-ZONE
ZONE: UR-2
APPROX. AREA: 15,829 SF (.363 ACRE)*
USE: (6) TWO-STORY TOWNHOUSES
FAR: MAX=1.0 - PROPOSED = .46

SETBACKS:
PEGRAM STREET = 14' FROM BACK OF CURB
E. 18TH STREET = 14' FROM BACK OF CURB
SIDE YARD = 5' PLANTED BUFFER
REAR YARD @ ALLEY = 10' FROM CENTERLINE OF ALLEY

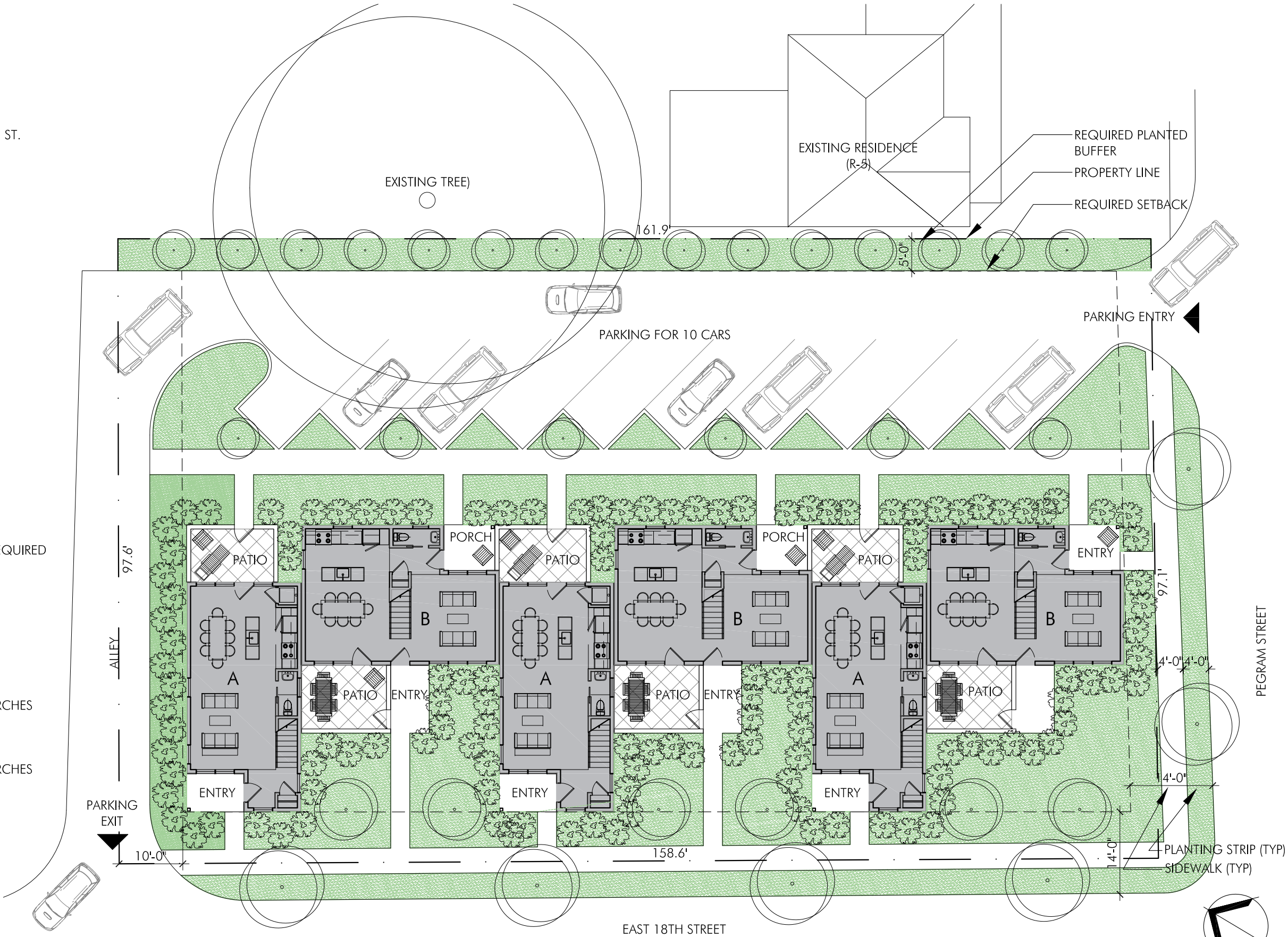
PARKING: 1 PER UNIT MIN, 2 PER UNIT MAX REQUIRED
10 PROPOSED (1.66 PER UNIT)

*all boundary data taken from GIS basemap

PROPOSED BUILDING DATA:

UNIT 'A': TWO-STORY, 2 BR 1.5 BA W/ 2 PORCHES
& PRIVATE PATIO
1056 NET SF

UNIT 'B': TWO-STORY, 2 BR 1.5 BA W/ 2 PORCHES
& PRIVATE PATIO
1110 NET SF





EAST 18TH STREET ELEVATION



PEGRAM STREET ELEVATION