



Proposed Development Site
37,462 sq. ft.



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Key Development Specifications

Eight Townhomes

3,000 Sq. Ft. Min. Lot Size

10' Front Yard Setback

25' Lot Width

135' Avg. Lot Depth

700 Sq. Ft. Avg. Interior Courtyards

Rear Entry Double Garage and 2 Surface Spaces

Maximum 2-Story Height



Representative Lot Layout



- 1. Front Yard: 250 sq. ft.
- 2. Townhome: 2,000+ sq. ft.
- 3. Courtyard: Avg. 700 sq. ft.
- 4. Garage: 2 Car & Drive

Benefits of the Proposed Development

Increases neighborhood viability

Reduces the potential for further non-residential encroachment into the neighborhood

Removes a vacant lot often used for illegal dumping

Expands housing choice and the supply of “for sale” housing

Demonstrates the market viability of the area for new infill housing

Increases the value of existing homes