

COLUMBIA AVENUE

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NORTH DREXEL AVENUE 80'

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AS-BUILT SITE PLAN
 SCALE: 1" = 20'-0"

PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

CLIFTON AVENUE 60'

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81 N. DREXEL AVENUE - ZONING			
Code Section	Description	Zoning Information	Notes
	Owner	Consecutive Primes, LLC	
	Property Address	81 N. Drexel Avenue	
	PID	020-00227-00	
	Legal Description	Buildit Park ADD, Lots 1-3, Part Lot 4	
	Zoning	R-2, Intermediate Density Single-Family Residential District	
	Existing Lot Area (SF)	65,764 sq.ft. (1.51 calculated acres)	
	Parcel shape	Irregular	
	Existing Building Footprint Area	5,511 sq.ft.	
	Proposed Footprint Demolition	32 sq.ft.	
	Total Footprint of Proposed Additions	1,416 sq.ft.	
	Proposed Building Footprint Area	6,895 sq.ft.	
	Architectural Review	City of Bevely ARB	
	Zoning Board	City of Bevely EZAP	
	FEMA Flood Zone	Zone X (Out)	
	FEMA Panel Number	327 of 465	
	FEMA Map Number	39049C0327X	
	FEMA Map Revision Date	6/17/2008	
	Historic Zoning Actions/Variations	None	
	Property Class (per Auditor)	R - Residential	
	Land Use (per Auditor)	510 - One-family dwelling on platted lot	
Chapter 1252 - Residential District Regulations			
1252.06	Existing Use	Single-family (permitted)	
1252.06	Proposed Use	Single-family (permitted)	
1252.06	Accessory uses and structure	Permitted	
1252.09	Minimum lot area	24,000 sq.ft.	Conforming
1252.09	Minimum lot width	120 feet (existing lot width is 300.30 feet)	Conforming
1252.09	Minimum lot depth	200 feet (existing lot depth = 200.28 feet)	Conforming
1252.09	Front yard	30 feet (existing front yard = 108.5 feet, proposed front yard is approx. 98.89 feet)	Conforming
1252.09	Rear yard	50 feet required - Existing principal structure is 25.7' from rear lot line - Proposed 1 story addition is 35.60' from rear lot line - Proposed 2 story addition is 50.87' from rear lot line	Existing structure is non-conforming, proposed 1 story addition is non-conforming, proposed 2 story addition is conforming
1252.09	Side yard	15 feet (also see section 1252.10 for corner lot)	Existing structure and proposed additions are conforming
1252.09	Maximum lot coverage	25% building - Existing = 5,511 sq.ft. = 8.38% - Proposed = 6,895 sq.ft. = 10.48% 50% overall - Existing = 19,218 sq.ft. = 29.22% - Proposed = 19,118 sq.ft. = 29.07%	Conforming
1252.09	Maximum height of principal building	21/2 stories and shall not exceed 40 feet	Conforming
1252.10, A, 1	Additional yard requirements	Lots over 150 feet = 30 feet street side yard	Existing principal structure and proposed additions are conforming
1252.10, C	Additional yard requirements	Vision clearance requirements - 5' from point of intersection along curb lines, from 2.5 feet to 10 feet from centerline grades of intersecting streets	Existing conforming
1252.11, a	Permitted encroachment into yards	Fences are permitted in any required yard or along the edge of any yard, unless prohibited by Chapter 1264, including corner lots	Existing conforming
1252.11, b	Permitted encroachment into yards	Eaves, cornices, window awnings, window sills and belt courses, chimneys - max. 2 feet projection into required yard	Existing non-conforming (due to existing, non-conforming rear yard)
1252.11, d	Permitted encroachment into yards	Parking areas - as specified in Chapter 1262	See Section 1262
Chapter 1262 - Off-street Parking and Loading Regulations			
1262.01, c	General Regulations	In the R-1, R-2, R-3, R-4, and R-12 Districts, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.	Existing non-conforming (exist. drive width = 13.37 feet)
1262.02	Minimum Number of Spaces Required	Residential R2 = 2 spaces per dwelling unit	Conforming, 4 off-street parking spaces provided
1262.04, b	Locations of Off-street Parking	No spaces or aisles shall be located in the front yard in an R-1, R-2, R-3, R-4, R-12 or OS District.	Conforming
Chapter 1264 - Fences and Walls			
1264.03, b	Side and rear yard restrictions	Corner Lots. No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street. Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications: The proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot is compatible with other properties in the neighborhood.	Existing non-conforming landscape wall, 84" tall
1264.03, h, 1	Side and rear yard restrictions	The maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1206.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.	Existing, non-conforming landscape wall, 84" tall
1264.03, h, 2	Side and rear yard restrictions	Fences exceeding forty-eight inches in height shall include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements	N/A
1264.03, h, 3	Side and rear yard restrictions	A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscaping plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties.	
1264.03, h, 4	Side and rear yard restrictions	The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement	
1264.03, h, 5	Side and rear yard restrictions		
1264.08	Non-conforming Fences	Any non-conforming fence may be repaired like-for-like in height, location and material, up to 50% of the overall linear footage of any the total non-conforming section. Building Department will not approve repair to a non-conforming fence under that criteria and the provision of an adequate landscape screening plan.	TBD

