








Concept Plan

Block 93, Lot 2
1562 Parkside Avenue

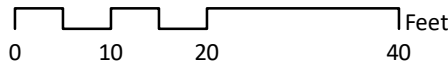
Ewing Township
Mercer County, NJ

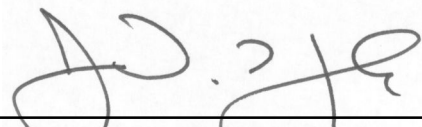
9/3/2020

Legend

-  Dwelling
-  Grass
-  Landscape Bed
-  Parking Area
-  Roofed Porch
-  Sidewalk
-  Wall

Map Scale = 1:240
or 1" = 20'





James T. Kyle, PP/AICP
NJ PP No. 5667

Map Prepared by:
James T. Kyle, PP/AICP
PO Box 236
Hopewell, NJ 08525
(609)529-8692
jkyle@kylemcmanus.com



Data Sources:
NJ Office of Information Technology, Office of Geographic Information Systems, BING Maps



Zoning Data			
R-2 Residential District	Required	Existing	Proposed
Min. Lot Area	10,000 s.f.	5,241.8 s.f. (ENC)	5,241.8 s.f.
Min. Lot Frontage	80'	122.67'	122.67'
Min. Lot Width	80'	65' (ENC)	65'
Min. Lot Depth	100'	43' (ENC)	43'
Min. Front Yard	40'	38.6' (ENC)	38.6'
Min. Side Yard	10'	4.5' (ENC)	4.5'
Min. Rear Yard	35'	0.2' (ENC)	0.2'
Max. Building Height	2 1/2 stories/35'	< 2 1/2 stories/35'	< 2 1/2 stories/35'
Max. Building Coverage	18%	17.30%	17.30%
Max. Impervious Surface Ratio	26%	75.76% (ENC)	54.01% (V)
Max. FAR	1,236 s.f.	1,624 s.f. (ENC)	1,624 s.f.
Max. Bedrooms	3	1	3
(ENC) Denotes Existing Nonconforming Condition)			
(V) Denotes Variance			