

SITE DATA

ADDRESS	7031 MARKET STREET
PARCEL ID:	R04400-002-015-000
PROPOSED USE:	OFFICE
PROPOSED ZONING:	B2
EXISTING ZONING:	R-15
EXISTING LAND USE:	VACANT LOT
PARCEL AREA:	.34 ACRES (14,810 SF)
CAMA:	URBAN MIXED USE
OWNER:	CHASE & DYLAN MIHALY LLC
NUMBER OF BUILDINGS:	1
HEIGHT OF BUILDING:	23'-0"

BULK REQUIREMENTS	REQUIRED	PROVIDED
MAX. FAR	40%	7%
MIN. FRONT SETBACK	50'	59'
MIN. REAR SETBACK	85.79'	89'
MIN. INTERIOR SIDE SETBACK		
NORTH SIDE SETBACK (23' x 2.75)	63.25'	48.67' *
SOUTH SIDE SETBACK (0' x 2.75)	0'	0'
MAX. BUILDING HEIGHT	40'	23'
SIDEYARD BUFFER		
NORTH SIDEYARD BUFFER (23' x 2.75) / 2	31.6'	13.17'*
REARYARD BUFFER (23' x 3.73) / 2	42.9'	42.9'

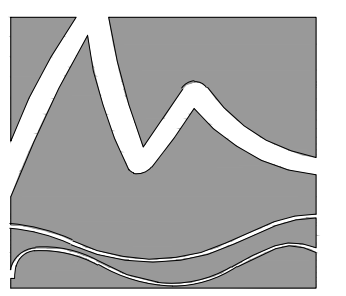
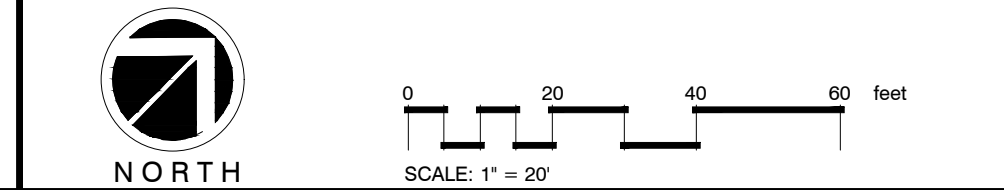
(*) = VARIANCE REQUESTED

OFF-STREET PARKING REQUIREMENTS

	REQUIRED	PROVIDED
OFFICE:		
MIN: 1/400 SF GFA (2,160 SF/400)	6	9
HANDICAP PARKING (1/25 SPOTS):	1	1
TOTAL:	7	10

SYMBOL LEGEND

	PROPOSED GRAVEL PARKING AREA
	PROPOSED CONCRETE PAVING
	PROPOSED 6' HIGH FENCE
	EXISTING OVERHEAD POWER LINES
	EXISTING POWER POLES



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Revisions

NO.	DESCRIPTION

PROJECT
7031 MARKET STREET
7031 MARKET STREET
WILMINGTON, NC

CONSTRUCTION DOCUMENT REVIEW SET

Date: 2019-08-30
Phase:
Job Number: 101-510
Designed by: MLD
Drawn by: ALM
Checked by: JWM
Sheet Title:
SITE PLAN/
VARIANCE
APPLICATION

Sheet Number:
L1.0
of 1 sheets