





D-11/2-PRESENTATION

1513 E 2nd St – Units A & B
(Next door to 106/108 Comal)
New construction 1,143sf
primary house w/ attached
1,156sf Secondary Apartment.
Front yard setback averaging
used for 12ft setback facing E 2nd
St. There is a 15ft setback from
Comal St and 5ft setback from
the side yard neighbor.



SITE PLAN

24X36 SIZE SCALE: 1/8" = 1'-0" (**11X17 SIZE SCALE: 1/16"=1'-0"**)

LOT DIMENSIONS:
 N 69°09'55" W 50.37'
 (N 67°30'00" W 50.58')

SETBACKS:
 5' SIDE SETBACK
 10' REAR SETBACK
 15' SIDE SETBACK
 AVERAGE FRONT SETBACK (12.775')
 PRIMARY LOW POINT - 462'-4"

BUILDING AND DRIVEWAY:
 SINGLE FAMILY HOME WITH ACCESSORY APARTMENT
 FFE: 464'-0"
 HIGHEST POINT OF GRADE ALONG PERIMETER OF SLAB
 OFF STREET PARKING SPACE R.S. 17
 PAVED DRIVEWAY
 PAVED ACCESSIBLE ROUTE FROM DRIVEWAY TO HOUSE
 HIGH POINT - 463'-6"

Other labels:
 Z/A ZONE #1
 LOT = 463'-6"
 40'-0"
 20'-0"
 3'-0" 2'-0" 3'-0"
 3'-0" 2'-0" 3'-0"
 2/A 3.0

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1510 E 2nd St – Unit 1

New construction 1,790sf main house set back 15ft from Comal and 5ft from the side yard neighbor.



1510 E 2nd St – Unit 2

New construction 1,080sf Accessory Dwelling Unit with front door facing Comal St. The front of the unit is set back 15ft from Comal and the back of the unit is set back 5ft from the side yard neighbor.





99 COMAL ST

Existing non-compliant 600sf home facing Comal with front yard setback of 10 ft or less.



85 COMAL ST

Existing non-compliant 807sf home facing Comal permitted for addition of 695sf. Front yard setback is 10ft or less.



