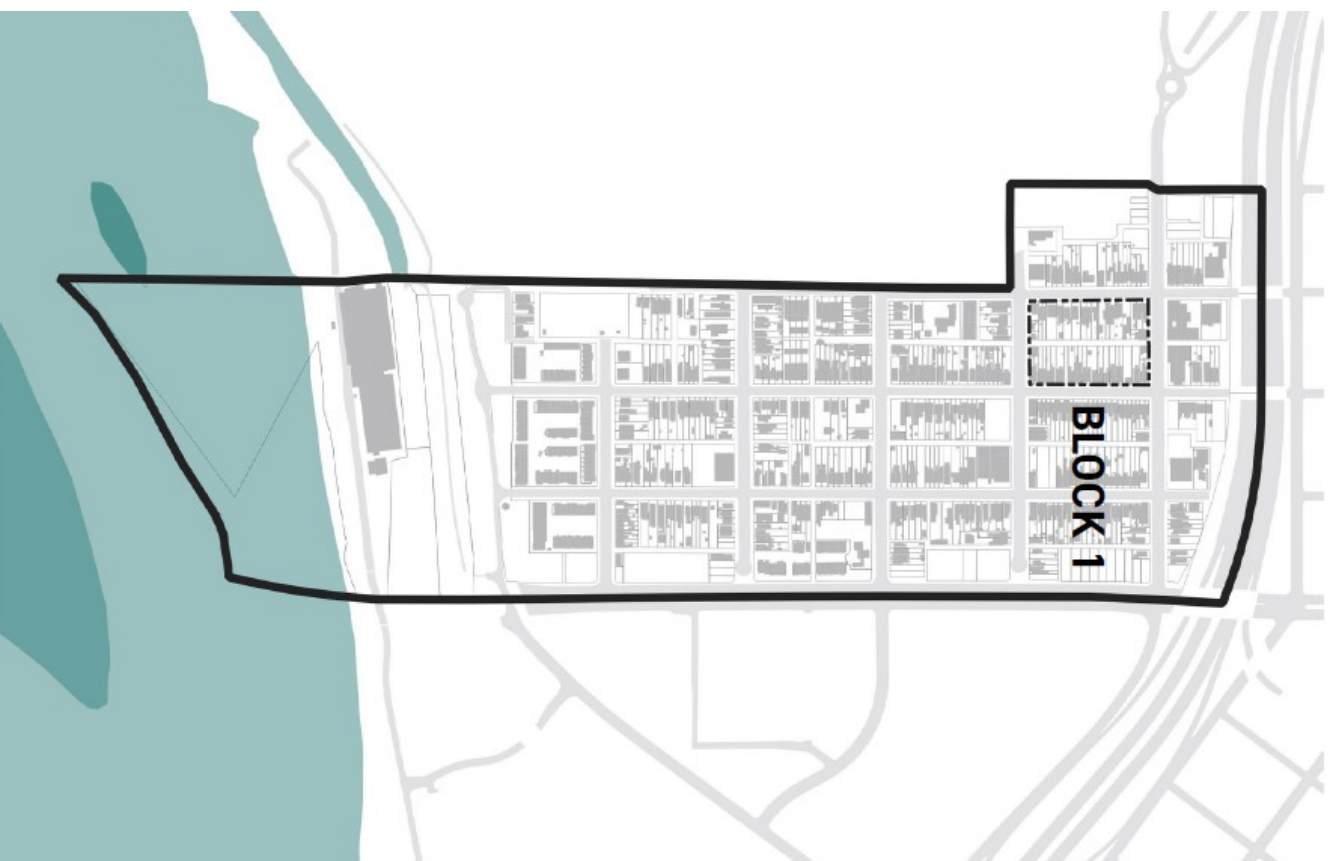


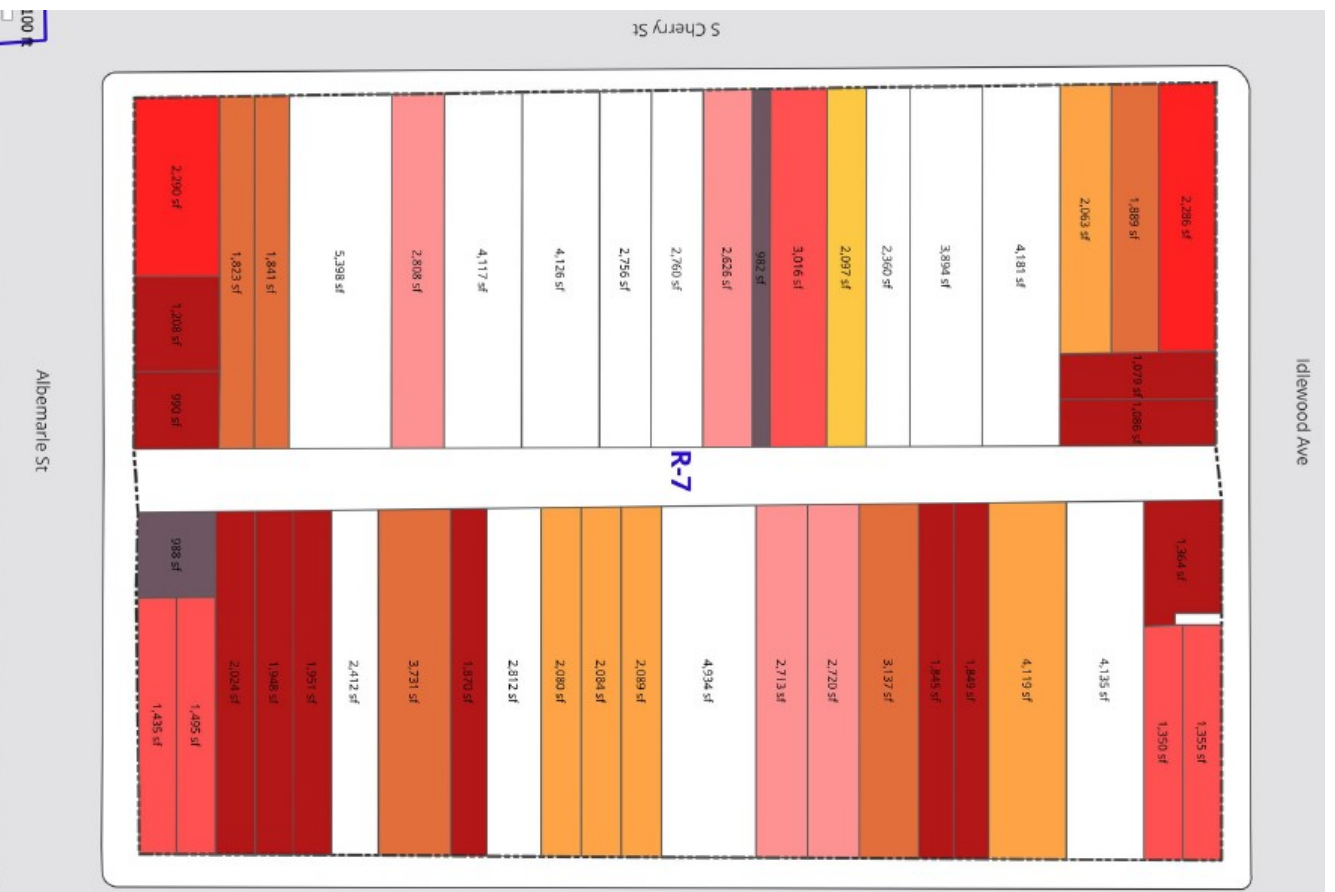
5. OREGON HILL



5. Oregon Hill Block 1

LOT SIZE ANALYSIS

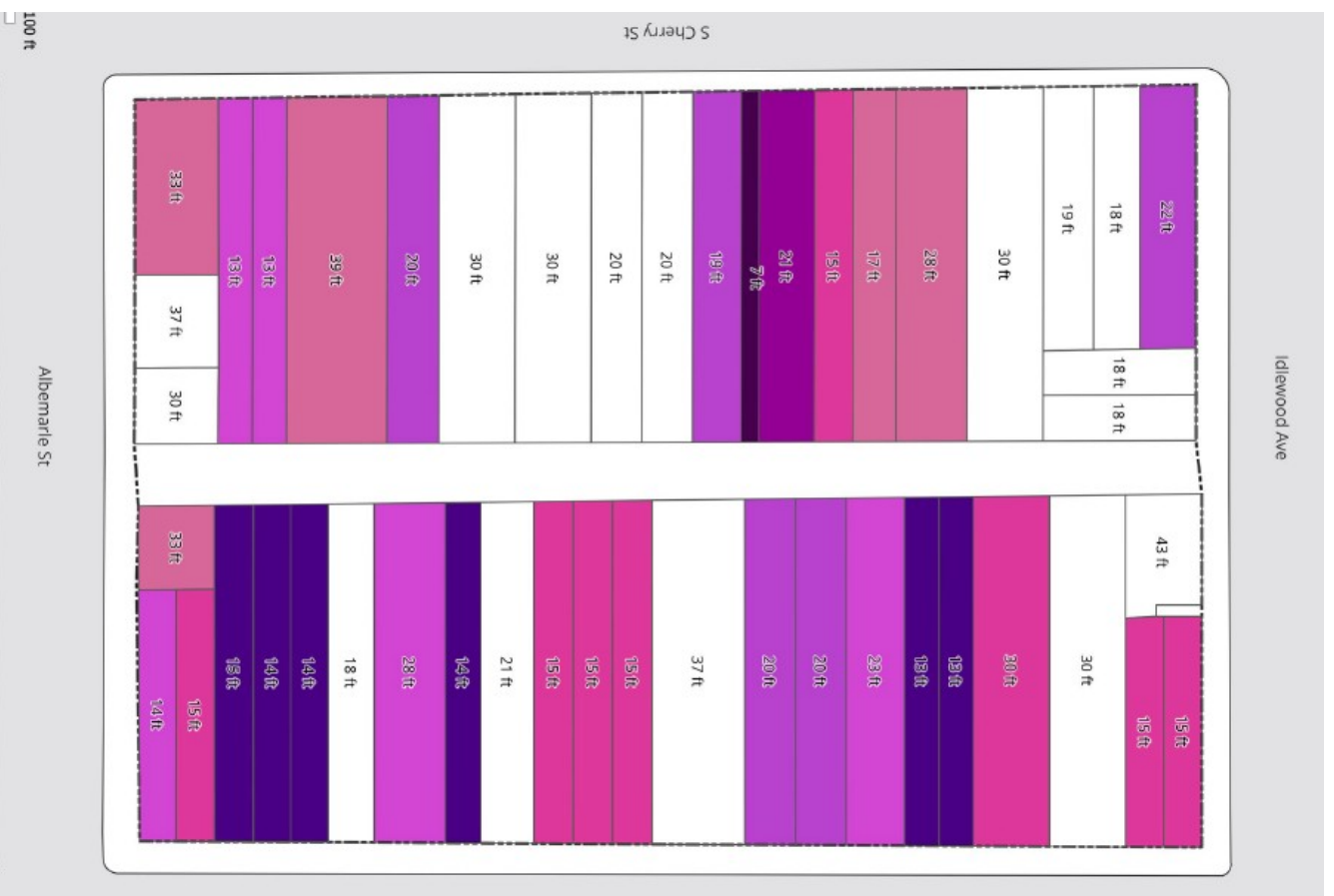
- LOT SIZE DEGREE OF NONCONFORMITY**
- Up to 5% Below Minimum Size
 - 5% - 10% Below Minimum Size
 - 10% - 20% Below Minimum Size
 - 20% - 30% Below Minimum Size
 - 30% - 40% Below Minimum Size
 - 40% - 50% Below Minimum Size
 - 50% - 75% Below Minimum Size
 - 75% - 100% Below Minimum Size



5. Oregon Hill Block 1

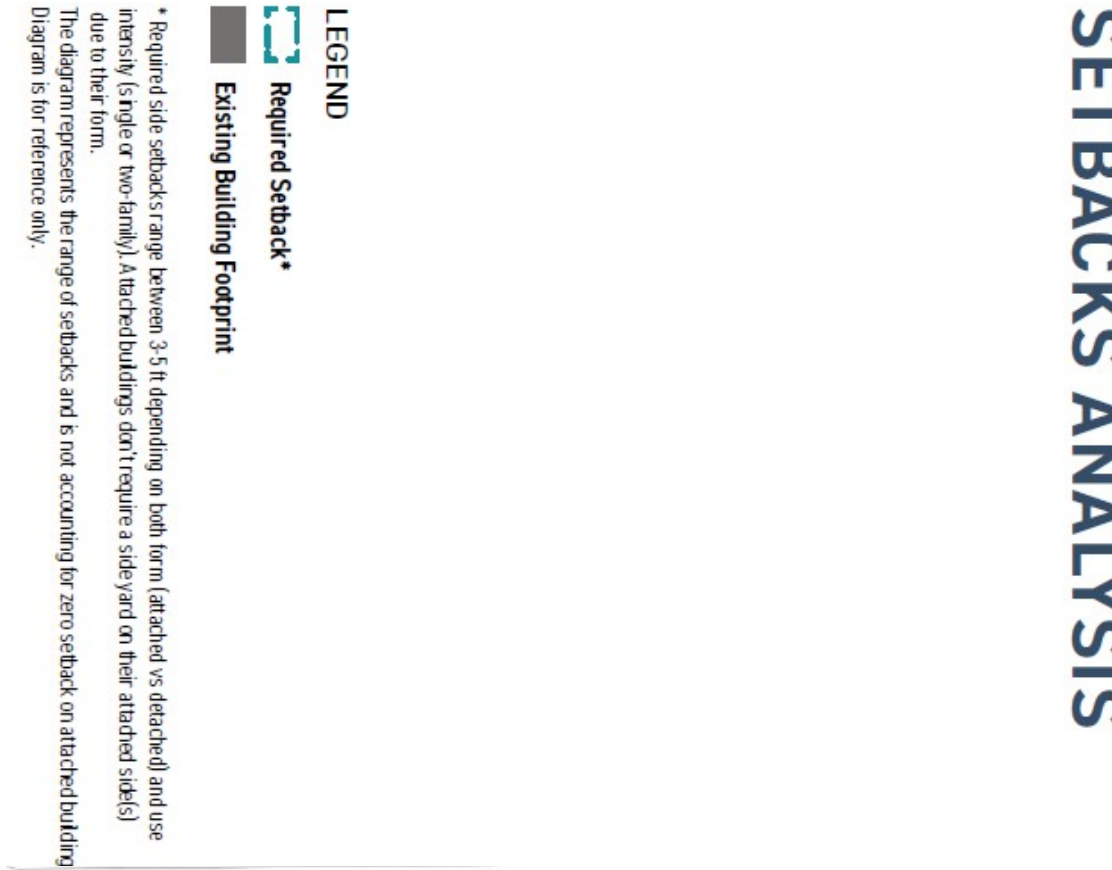
LOT WIDTH ANALYSIS

- LOT WIDTH DEGREE OF NONCONFORMITY**
- Up to 5% Below Minimum Width
 - 5% - 10% Below Minimum Width
 - 10% - 20% Below Minimum Width
 - 20% - 30% Below Minimum Width
 - 30% - 40% Below Minimum Width
 - 40% - 50% Below Minimum Width
 - 50% - 75% Below Minimum Width
 - 75% - 100% Below Minimum Width




5. Oregon Hill Block 1

SETBACKS ANALYSIS



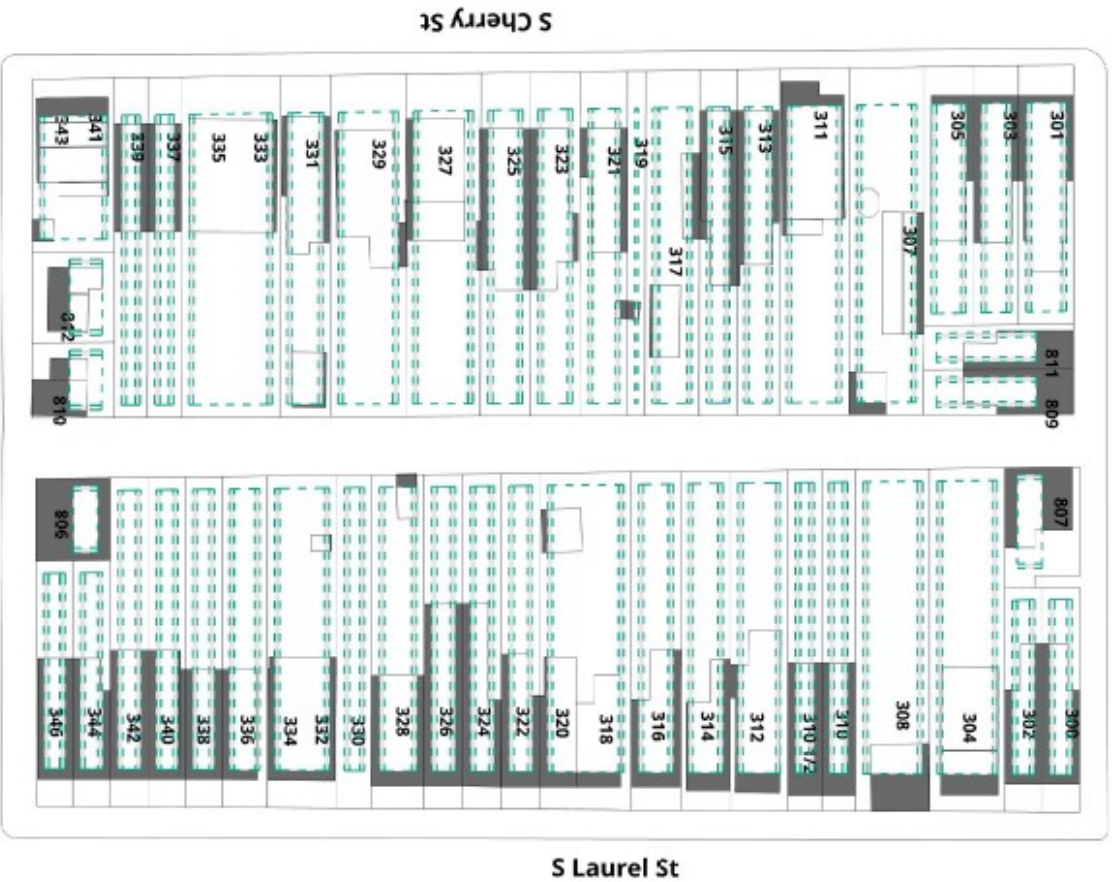
LEGEND

 Required Setback*

 Existing Building Footprint

* Required side setbacks range between 3-5 ft depending on both form (attached vs detached) and use intensity (single or two-family). Attached buildings don't require a side yard on their attached side(s) due to their form.

The diagram represents the range of setbacks and is not accounting for zero setback on attached building. Diagram is for reference only.



Idlewood Ave

S Laurel St

S Cherry St

Albemarle St

5. Oregon Hill Block 1

CHARACTER



332/334 S Laurel St - Semibasement + Porch



810 Albemarle St



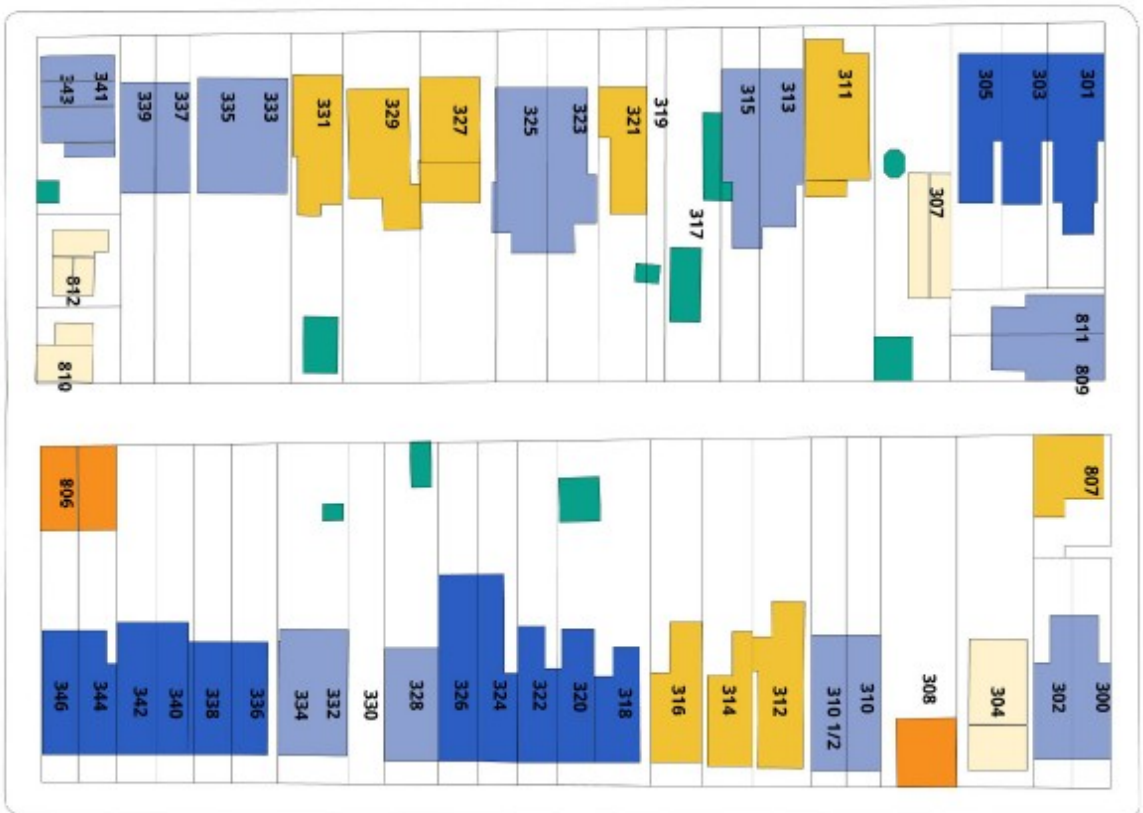
301 & 303 S Cherry St - Porch



809 & 811 Idlewood Ave - Porch

- BUILDING TYPE**
- Detached Urban
 - Detached House
 - Semi-Detached House
 - Attached House
 - Walk-Up
 - Walk-Up Apartment
 - Duplex
 - General Commercial
 - Shopfront
 - Civic
 - Accessory Structure

Idlewood Ave



S Cherry St

S Laurel St

Albemarle St

5. Oregon Hill Block 1

Oregon Hill - Block 1				1. Character/Frontage						
Zoning District	Street	Bldg #	Building type adjusted	Building Frontage <small>Type (porch, stairs, stairs+porch, balcony, stoop)</small>	Fence	Semi-basement	Fenestration <small>low / medium / high</small>	Roofline type <small>flat/shed/ gabled/hip/ mansard</small>	Property Type	
R-7	S Laurel St	300	Semi Detached House	porch	no		medium	shed	SFA	
		302	Semi Detached House	porch	yes		medium	shed	SFA	
		304	Detached House	porch	yes		High	gable	SFD	
		308	General Commercial	shopfront	no		High	shed	Mixed Use	
		310	Semi Detached House	stairs+porch	no	yes	medium	shed	ZFA	
		310 1/2	Semi Detached House	stairs+porch	no	yes	medium	shed	ZFA	
		312	Detached Urban	porch	no		medium	flat	SFD	
		314	Detached Urban	porch	no		medium	flat	SFD	
		316	Detached Urban	porch	no	yes	medium	shed	SFD	
		318 / 320*	Attached House	porch	yes		medium	shed	ZFA	
		322	Attached House	porch	yes		medium	flat	SFA	
		324	Attached House	porch	yes		low	shed	SFA	
		326	Attached House	porch	yes		low	shed	SFA	
		328	Attached House	stairs+porch	yes	yes	medium	shed	SFA	
		330							Vacant	
		332 / 334*	Semi Detached House	stairs+porch	yes	yes	medium	shed	MF	
		336	Attached House	stairs+porch	yes	yes	medium	flat	SFA	
338	Attached House	stairs+porch	yes	yes	medium	shed	ZFA			
340	Attached House	stairs+porch	yes	yes	medium	shed	ZFA			
342	Attached House	stairs+porch	yes	yes	medium	shed	ZFA			
344	Attached House	porch	yes		medium	shed	SFA			
346	Attached House	porch	yes		medium	shed	SFA			
806	General Commercial					low	gable	Mixed Use		
810	Detached House					medium	shed	SFD		
812	Detached House	stoop				medium	gable	SFD		

SF / ZF / MF



2. Density						3. Setbacks				4. Circulation/Service				
Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height	Front Setback	Side Setback (Left)	Side Setback (Right)	Rear Setbacks	Accessory Structure	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access
sf	ft	sf	%	stories	ft	ft	ft	ft	yes/no	level (+), rising (+) or falling (-)	yes/no	yes/no	front/rear/side	Street/Alley
SF min 36,000 or 2200 ZF min 4400				min 18, 30, 36 or 42	max 55%	#	max 35	min 15	min 3 / 5	min 3 / 5	min 5	yes		
1,355	15	742	53%	2	24.5	12	0	0	25	=	no	no		
1,350	15	806	60%	2	24.5	12	0	0	25	=	no	no		
4,135	30	1,336	32%	2	25	15	5	3	81	=	yes	yes	rear	alley
4,119	30	619	15%	2	20.5	0	5	0	66	=	yes	no		
1,849	13	842	46%	2	26.5	11	0	0	77	=	yes	yes	rear	alley
1,845	13	844	46%	2	26.5	11	0	0	77	=	yes	yes	rear	alley
3,137	23	1,104	35%	2	22	11	2	3	71	=	yes	yes	rear	alley
2,720	20	785	29%	2	22	11	3	0	81	=	yes	yes	rear	alley
2,713	20	971	36%	2	24	11	0	0	78	=	yes	yes	rear	alley
4,934	37	1,847	37%	2	22	11	0	0	77	=	yes	yes	rear	alley
2,089	15	745	36%	2	22.5	11	0	0	77	=	yes	yes	rear	alley
2,084	15	930	45%	2	26	11	0	0	66	=	yes	yes	rear	alley
2,080	15	1,301	63%	2	26	11	0	0	66	=	yes	yes	rear	alley
2,812	21	1,216	43%	2	27.5	11	0	0	94	=	yes	yes	rear	alley
1,870	14	75	4%	2						=	yes	yes		
3,731	28	1,474	40%	2	24.5	11	0	0	87	=	yes	yes	rear	alley
2,412	18	864	36%	2	25	11	0	3	87	=	yes	yes	rear	alley
1,951	14	721	37%	2	25	11	0	0	87	=	yes	yes	rear	alley
1,948	14	783	40%	2	26	11	0	0	87	=	yes	yes	rear	alley
2,024	15	793	39%	2	26	11	0	0	87	=	yes	yes	rear	alley
1,495	15	715	48%	2	24	11	0	0	32	=	no	no		
1,435	14	817	57%	2	23.5	9	0	0	29	=	no	no		
988	33	891	90%	2	21.5	0	0	6	0	=	yes	no		
990	30	520	53%	2	13.5	0	4	0	10	=	yes	no		
1,208	37	516	43%	2	21	6	6	8	12	=	no	no		

Gradient from conforming (green) to nonconforming (red), illustrating broad and basic trends relative to zoning.

5. Oregon Hill Block 1 Continued

1. Character/Frontage		Building type adjusted	Building Frontage	Fence	Semi-basement	Fenestration	Roofline type	Property Type	
Zoning District	Street	Bldg #	Type (porch, stairs, stairs+porch, balcony, stoop)	yes/no	yes/no	low / medium / high	flat/shed/gable/hip/manard	Type	
Oregon Hill - Block 1									
R-7	S Cherry St	301	Attached House	porch		medium	shed	2FA	
		303	Attached House	porch		medium	shed	SFA	
		305	Attached House	porch		medium	shed	SFA	
		307	Detached House	porch	yes		high	gable	SFD
		311	Detached Urban	porch			medium	hip	SFD
		313	Semi Detached House	porch	yes		low	shed	SFA
		315	Semi Detached House	porch	yes		low	shed	SFA
		317							Garage
		319							Vacant
		321	Detached Urban	porch	yes		low	shed	SFD
		323	Semi Detached House	porch	yes		low	shed	SFA
		325	Semi Detached House	porch	yes		low	shed	SFA
		327	Detached Urban	porch			medium	shed	SFD
		329	Detached Urban	porch	yes		medium	shed	SFD
		381	Detached Urban	stairs+porch	yes		medium	shed	SFD
383 / 335	Semi Detached House	porch	yes		low	shed	2FD		
387	Semi Detached House	porch			medium	shed	SFA		
389	Semi Detached House	porch			medium	shed	SFA		
341 / 343	Semi Detached House	stoop	yes		medium	gable	2FA		
807	Detached Urban	porch			medium	shed	SFD		
809	Semi Detached House	porch			high	shed	SFA		
811	Semi Detached House	porch			high	shed	SFA		

SF / 2F / MF

2. Density						3. Setbacks					4. Circulation/Service				
Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height	Front Setback	Side Setback (Left)	Side Setback (Right)	Rear Setbacks	Accessory Structure	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access	
sf	ft	sf	%	stories	feet	ft	ft	ft	yes/no	level (-), rising (+) or falling (0)	yes/no	yes/no	front/rear/side	Street/Alley	
				max 55%	#	max 35									
				SF min 36,000 or 2200 or 25 min 4400		min 18, 30, 36 or 42									
2,286	22	1,323	58%	2	27	11	0	0	31	=	no	no			
1,889	18	1,077	57%	2	27	11	0	0	31	=	no	no			
2,063	19	1,132	55%	2	27	11	0	3	31	=	no	no			
4,181	30	1,770	42%	2	20	57	3	10	34	=	yes	no	rear	alley	
3,894	28	1,622	42%	2	22.5	9	4	0	88	=	yes	yes	rear	alley	
2,360	17	1,087	46%	2	24	25	3	0	66	=	yes	yes	rear	alley	
2,097	15	1,086	52%	2	24	25	0	0	66	=	yes	yes	rear	alley	
3,016	21	647	21%	2						=	yes	yes	rear	alley	
982	7	90	9%	2						=	yes	yes	rear	alley	
2,626	19	879	33%	2	20.5	24	4	0	71	=	yes	yes	rear	alley	
2,760	20	1,189	43%	2	21	25	3	0	47	=	yes	yes	rear	alley	
2,756	20	1,195	43%	2	21	25	0	3	54	=	yes	yes	rear	alley	
4,126	30	1,256	30%	2	23.5	23	4	4	77	=	yes	yes	rear	alley	
4,117	30	1,328	32%	2	23	24	4	3	64	=	yes	yes	rear	alley	
2,808	20	1,503	54%	2	23	18	2	2	69	=	yes	yes	rear	alley	
5,398	39	1,674	31%	2	23.5	18	0	3	83	=	yes	yes	rear	alley	
1,841	13	660	36%	2	24	17	0	0	82	=	no	yes	rear	alley	
1,823	13	639	35%	2	24	17	0	0	82	=	no	no			
2,290	33	1,198	52%	2	25	8	3	3	22	=	no	no			
1,364	43	794	54%	2	23.5	3	22	4	0	=	yes	no			
1,086	18	787	72%	2	24.5	5	6	0	9	=	yes	no			
1,079	18	576	53%	2	24.5	5	0	6	9	=	no	no			

Gradient from conforming (green) to nonconforming (red), illustrating broad and basic trends relative to zoning.