



ARCHITECTURE

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8-3-20

Project: Lady Mohawk Townhouses

Owner: Lady Mohawk LLC
Eray Donmez, representative

Statement of Purpose

Lady Mohawk LLC has acquired three adjoining properties bordering Selfridge, Meade, & Jackson Streets on the South side of Bethlehem. The parcel addresses are 405 Selfridge St, and 406 and 412 Jackson Streets. Each property currently contains a single family dwelling. The owner would like to remove the current structures and do a reverse subdivision, which would provide a single parcel of 22,400 sf, or .514 acres.

The owner proposes to develop the property as townhouses. In the RT zoning district, with a requirement of 2,200 sf/townhouse, the property could accommodate a maximum of 10 townhouses. The owner is proposing 9 townhouses, in (3) separate buildings, each with (3) townhouses. Two buildings would sit along Selfridge Street, one building along Meade Street.

The nature of townhouses allows for stepping of the units to respond to the existing grades, while the two story scale and proposed front porches respond to the general scale and features of the neighboring buildings.

Parking, at 2 spaces per townhouse, is proposed in a 15 space combined lot, accessible off of the alley (Jackson Alley), and three additional spaces also accessed from the alley.

The proposed use and development are planned to be in keeping with the goals as prescribed by the City Zoning and Subdivision and Land Development ordinances. The intent would be to include on future submissions sidewalks, street trees, replacement trees (if required for any larger existing trees that may need to be removed), bike racks, and similar site features which need to be accommodated or provided.