Unaddressed Parcel* on Shields Street (Alley) RT Zoning District
*Google Maps identifies as 623 Shields

County Parcel # P6SE2D 16 14A 0204 City Parcel # 205-003450

Lot Size: 1600 sqft** Lot Dimensions: 40 x 40** Proposed Use: Single-Family, Detached

****Based upon Northampton County Tax Records**

Use Variance

You will need a variance from ZO§ 1302.05 to create a new Principal Dwelling on a lot that only has frontage on an 'Alley':

1302.05 Alley. A public or private right-of-way having a right-of-way width of twenty (20) feet or less, which affords a means of access to the rear or side of abutting property and is not intended for general traffic circulation. Regardless of whether an alley is given a street name, no new principal building shall have its frontage on an alley.

Dimensional Variances

You will need these Dimensional variances.

From ZO § 1306.01(a)4

Tact Size/lot Area	**4000 sqft Required**	**1600 sqft Proposed**
Rear Yard	**20' Required**	***Whatever is existing or proposed.**
Side Yard	**4' Required**	***Whatever is existing or proposed.**
Max Imp Surface	**80 %**	***Whatever is existing or proposed.**

*** YOU NEED TO SUPPLY THESE DIMENSIONS; THE ZHB WILL LIKELY DENY UNLESS YOU SUPPLY SPECIFIC INFORMATION**