



LOCATION MAP
1" = 1000'

ZONING NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ZONING AREA AND YARD SETBACK REQUIREMENTS AND THE EXISTING & PROPOSED ZONING AREA AND YARD SETBACKS.
THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.

GENERAL NOTES

NO NEW LOTS ARE BEING CREATED AND NO CONSTRUCTION IS PROPOSED.
THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE ON FEBRUARY 28, 2018.
SURVEY BASED ON EXISTING RECORDS.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON MAYBE SUBJECT TO VARIOUS EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS AND/OR "RIGHTS OF OTHERS". THIS SURVEY IS SUBJECT TO REVISIONS AS SUCH A REPORT AND/OR SEARCH MAY REVEAL.
THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.
DIMENSIONS ARE TAKEN FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
EXISTING LOTS ARE SERVICED BY PUBLIC WATER AND SANITARY SEWER.

LEGEND

- MANHOLE
- UTILITY POLE
- SIGN
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- AIR CONDITIONER
- HANDICAP RAMP
- POINT OF BEGINNING
- DECIDUOUS TREE
- EVERGREEN TREE

ZONING INFORMATION

R-4 MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT

	REQUIRED	EX. LOT 1	EX. LOT 2	PROP. LOT 1	PROP. LOT 2
LOT AREA	7,500 SF	6,797.4 SF*(4)	7,963.0 SF	8,459.9 SF	6,300.3 SF*(5)
LOT WIDTH	50 FT	49.31 FT*(4)	53.63 FT	49.31 FT*(4)	53.63 FT
LOT DEPTH	100 FT	138.92 FT	148.48 FT	138.92 FT	117.48 FT
FRONT YARD*(1)	20 FT	14.7/14.4 FT*(4)	4.3 FT*(4)	14.7/14.4 FT*(4)	4.3 FT*(4)
SIDE YARD*(2)	10 FT	14.1 FT*(4)	1.8 FT*(4)	14.1 FT*(4)	1.8 FT*(4)
REAR YARD	25 FT	N/A	92.8 FT	N/A	61.8 FT
BUILDING AREA (MAX)	40%	23.6%	21.8%	27.3%	16.3%
IMPERVIOUS AREA (MAX)*(3)	55%	86%*(4)	32.6%	78.3%*(5)	28.6%
GREEN AREA (MIN)*(3)	45%	14%*(4)	67.4%	21.7%*(5)	71.2%

- * (1) CORNER LOT - 20 FT MIN. FRONT YARD ON ONE SIDE. MAY BE REDUCE TO 15 FT ON THE OTHER SIDE. CORNER LOT SHALL HAVE 2 FRONT YARDS AND 2 SIDE YARDS.
- * (2) SIDE YARDS FOR EVERY PERMITTED USE OTHER THAN A DWELLING UNIT OR COMMUNITY SERVICE USE SHALL BE 20 FT.
- * (3) 50% MAXIMUM IMPERVIOUS AREA FOR EXISTING NONCONFORMING LOTS < 7,500 SF. 50% MINIMUM GREEN AREA FOR EXISTING NONCONFORMING LOTS < 7,500 SF.
- * (4) EXISTING NONCONFORMITY
- * (5) VARIANCE REQUIRED

VARIANCES REQUESTED

THE APPLICANT REQUESTS VARIANCES FROM THE FOLLOWING SECTION(S) OF THE TOWNSHIP OF ABINGTON ZONING ORDINANCE:

1. SECTION 602 - TO PERMIT A LOT AREA OF 6,300.3 SF ON LOT 2 - IN LIEU OF THE 7,500 SF REQUIRED.
2. SECTION 602 - TO PERMIT AN IMPERVIOUS AREA OF 78.3% ON LOT 1 - IN LIEU OF THE 55% (MAX) REQUIRED.
3. SECTION 602 - TO PERMIT A GREEN AREA OF 21.7% ON LOT 1 - IN LIEU OF THE 45% (MIN) REQUIRED.

LOT AREAS

EXISTING
LOT 1 = 6,797.4 SF
LOT 2 = 8,502.6 SF (GROSS) 7,963.0 SF (NET)

PROPOSED
LOT 1 = 8,459.9 SF
LOT 2 = 6,840.1 SF (GROSS) 6,300.5 SF (NET)

PROPERTY INFO.

LOT 1
ROBERT A. RAZZI
869 JENKINTOWN ROAD
ELKINS PARK, PA 19027

TAX BLOCK 83 UNIT 38
PARCEL ID NO: 30-00-33616-00-5
DEED BOOK/PAGE: 5996/0001
DATE: 4/18/2016
RECORDED: 4/25/2016

LOT 2
ROBERT P. KUCHLER
865 JENKINTOWN ROAD
ELKINS PARK, PA 19027

TAX BLOCK 83 UNIT 37
PARCEL ID NO: 30-00-33612-00-9
DEED BOOK/PAGE: 6030/2890
DATE: 1/9/2017
RECORDED: 1/17/2017

APPLICANTS

ROBERT A. RAZZI
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JENKINTOWN, PA 19046

ROBERT P. KUCHLER
865 JENKINTOWN ROAD
ELKINS PARK, PA 19027

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STATE OF PA CERT. OF AUTHORIZATION NO. 0051688

ZONING PLAN FOR ROBERT A. RAZZI
869 JENKINTOWN ROAD
TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

DATE: MARCH 15, 2018
SCALE: 1" = 20'
DRAWN BY: WRC
CHECKED BY: WRC
DTC. NAME: 1112.LDWG
PROJECT NO. 1112.1

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MD PROFESSIONAL LAND SURVEYOR LIC. NO. 051688

WILLIAM R. CUDDIK



SHEET NUMBER:
C1.01
1 OF 1

REV.	DATE	DESCRIPTION	BY