

Parcel 30-00-49832-00-7
N/L Abington Memorial Hospital
Zoned CS Community Service

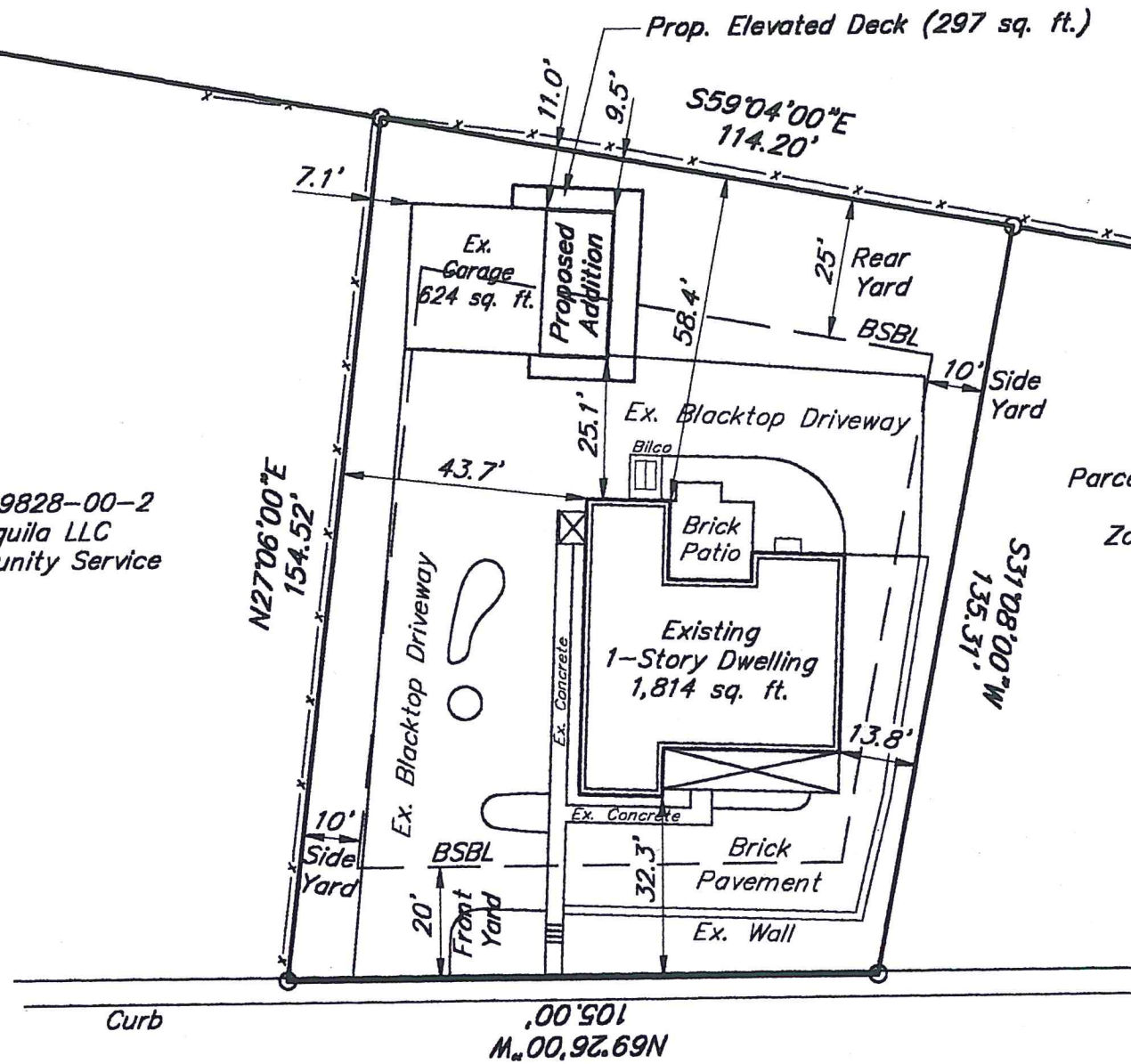
Proposed Conversion of Existing Garage
Includes Expanding Footprint by 312 sq. ft.
And Adding a 2nd Floor of 936 sq. ft., With Deck

IMPERVIOUS SURFACE - GREEN AREA ANALYSIS

Ex. Dwelling	1814 sq. ft.
Ex. Garage	624 sq. ft.
Total Bldg. Area	2438 sq. ft. (15.4% Bldg. Coverage)
Ex. Blacktop Driveway	4512 sq. ft.
Ex. Brick Driveway	1569 sq. ft.
Ex. Front Porch	226 sq. ft.
Ex. Concrete Pavement	348 sq. ft.
Ex. Brick Patio	233 sq. ft.
Ex. Bilco Door	46 sq. ft.
Ex. Window Well	12 sq. ft.
Total Ex. Impervious Area	9384 sq. ft.
Total Ex. Impervious Ratio	59.4 %
Total Ex. Green Area	40.6 %
Proposed Bldg. Addition	312 sq. ft.
Proposed Impervious Area	9696 sq. ft.
Proposed Impervious Ratio	61.4 %
Proposed Green Area	38.6 %
Total Prop. Bldg. Area	2750 sq. ft. (17.4 %)

Parcel 30-00-49828-00-2
N/L 1301 Tequila LLC
Zoned CS Community Service

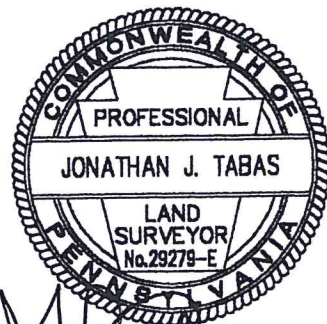
Parcel 30-00-73216-00-5
N/L Elinor Hewitt
Zoned R-4 Residential



ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	7500 sq. ft.	15797 sq. ft.	No Change
Min. Lot Width	50 feet	105 feet	No Change
Min. Lot Depth	100 feet	135 feet	No Change
Min. Front Yard	20 feet	32.3 feet	32.3 feet
Min. Side Yard	10 feet	13.8 feet	7.1 feet
Min. Rear Yard	25 feet	58.4'	9.5 feet
Min. Bldg. Area	40 %	15.4 %	17.4 %
Max. Impervious Ratio	55 %	59.4 %	61.4 %
Min. Green Area	45 %	40.6 %	38.6 %
Max. Bldg. Height	35 feet	15 feet	25 feet
Max. Bldg. Length	100 feet	53 feet	53 feet
Min. Bldg. Separation	20 feet	27 feet	25.1 feet

Woodland Road

(33 Feet Wide)



NOTES

- Property is Lot 1 on a Plan Made for Jesse A. Shahboz, recorded in Plan Book B-10, Page 73.
- Existing conditions shown according to a field survey made July 19, 2017.
- Total Property Area = 15,797 sq. ft.
- Property is subject to easements and restrictions of record.

Graphic Scale 1 Inch

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PA PLS #29279-E
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Zoning Plan Prepared For
KRISTA HUNSIKER
County Parcel 30-00-73220-00-1
1883 Woodland Road, Abington 19001
Abington Township, Montgomery County, PA