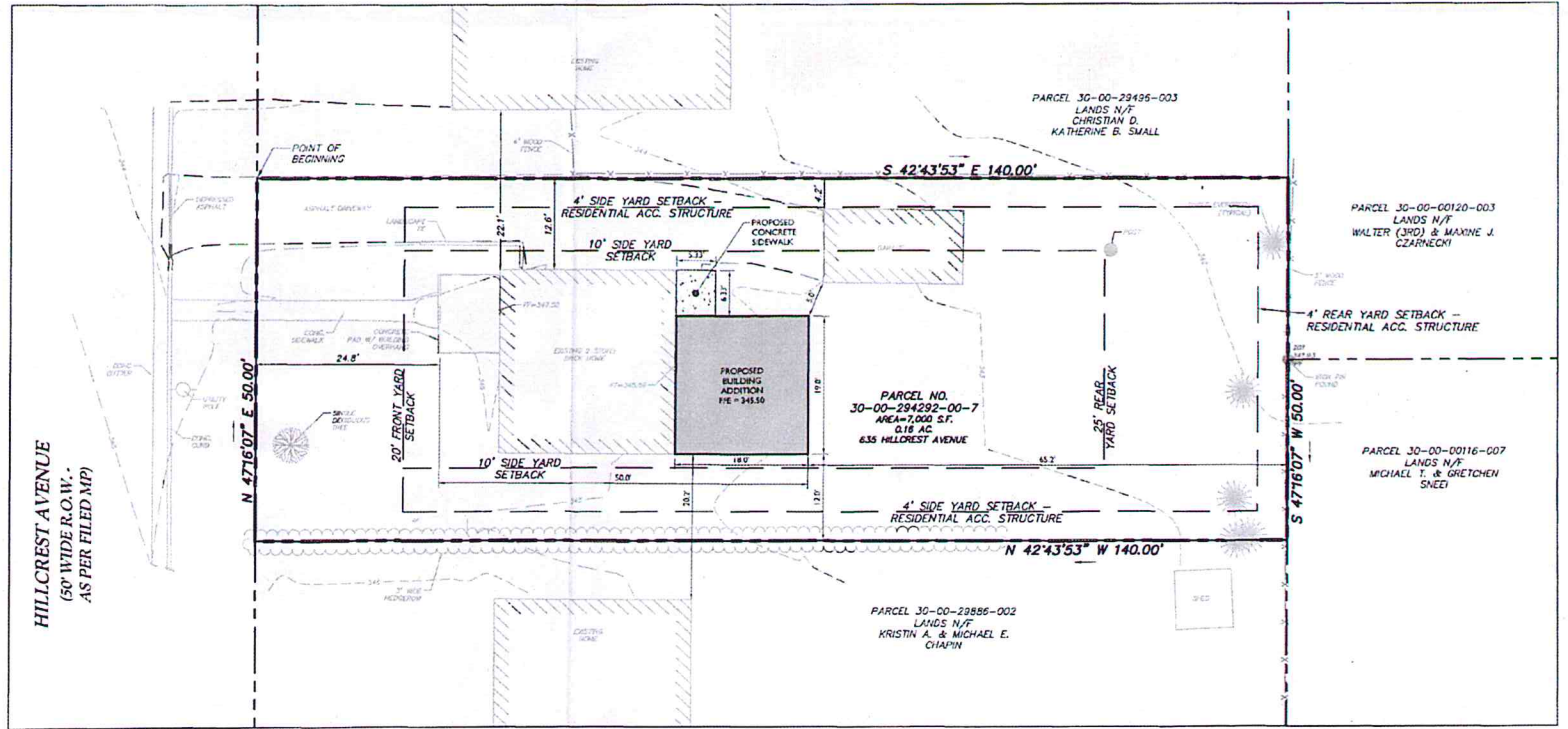


EXISTING



PROPOSED

ZONING TABLE - MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT (R4)

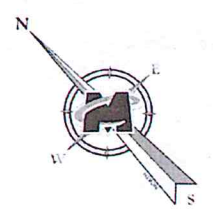
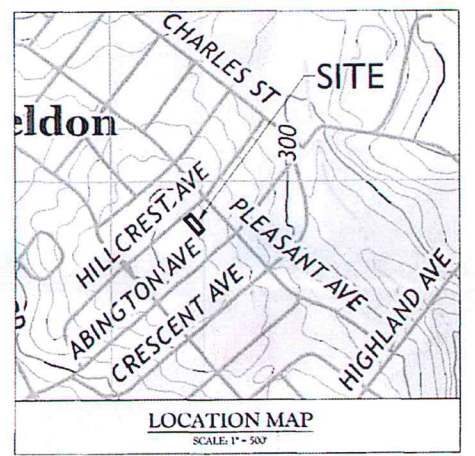
REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	7,500 SF	7,000 SF*	7,000 SF
MINIMUM LOT WIDTH	50 FEET	50 FEET	50 FEET
MINIMUM LOT DEPTH	100 FEET	140 FEET	140 FEET
MINIMUM FRONT YARD SETBACK	20 FEET	24.8 FEET	24.8 FEET
MINIMUM SIDE YARD SETBACK	10 FEET	11.8 FEET	12.5 FEET
MINIMUM REAR YARD SETBACK	25 FEET	76.2 FEET	65.2 FEET
MAXIMUM BUILDING AREA	40% OF LOT AREA	14.1% OF LOT AREA (547 SF)	17.5% OF LOT AREA (1,228 SF)
MAXIMUM IMPERVIOUS AREA	50% OF LOT AREA, BUT 50% FOR EXISTING NON-COMFORMING LOTS < 1,500 SF	27% OF LOT AREA (1,883 SF)	30% OF LOT AREA (2,125 SF)
MINIMUM GREEN AREA	45% OF LOT AREA, BUT 50% FOR EXISTING NON-COMFORMING LOTS < 1,500 SF	75% OF LOT AREA (5,112 SF)	70% OF LOT AREA (4,875 SF)
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET
MAXIMUM BUILDING LENGTH	100 FEET	40 FEET	50 FEET
MINIMUM BUILDING SEPARATION	20 FEET	26.1 FEET	30.2 FEET
MINIMUM OPEN SPACE	50% OF GROSS SITE AREA	73% OF LOT AREA (5,112 SF)	70% OF LOT AREA (4,875 SF)

ZONING RELIEF REQUESTED:

- SPECIAL USE A-21: RELIEF REQUESTED TO CONSTRUCT THE PROPOSED BUILDING ADDITION (RESIDENTIAL ACCESSORY STRUCTURE) CLOSER THAN 10 FEET FROM THE EXISTING GARAGE (ACCESSORY STRUCTURE). THE PROPOSED SEPARATION IS 5.0 FEET, AS SHOWN ON THIS PLAN.

NOTES:

- THIS PLAN HAS BEEN PREPARED USING SURVEY DATA BY MASER CONSULTING, PA, FIELD SURVEY DATE, SEPT. 28, 2017.
- PARCEL NO. 30-00-294292-00-7



LEGEND

EXISTING	PROPOSED
TRaverse Line, CENTER LINE	TRaverse Line, CENTER LINE
RIGHT OF WAY LINE	RIGHT OF WAY LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FACE	FACE
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK
FENCES	FENCES
TRAILINE	TRAILINE
ROADWAY SIGNS	ROADWAY SIGNS
WETLAND LINE	WETLAND LINE
MUNICIPAL BOUNDARY LINE	MUNICIPAL BOUNDARY LINE
STALL COUNT	STALL COUNT
ADA ACCESSIBLE STALL	ADA ACCESSIBLE STALL
DEPRESSED CURB AND ADA RAMP	DEPRESSED CURB AND ADA RAMP
DIRECTION OF TRAFFIC FLOW	DIRECTION OF TRAFFIC FLOW



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CHRISTOPHER J. JUNGLE
 PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NO. 170,473

SITE PLAN FOR O'SULLIVAN RESIDENCE AT 635 HILLCREST AVENUE
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

EXTON OFFICE
 418 Logansport Boulevard
 Suite 104
 Exton, PA 19341
 Phone: 610-254-9140
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	10/23/17	DVD	CP
PROJECT NUMBER	DRAWING NAME		
1792607P	CLAYT		