

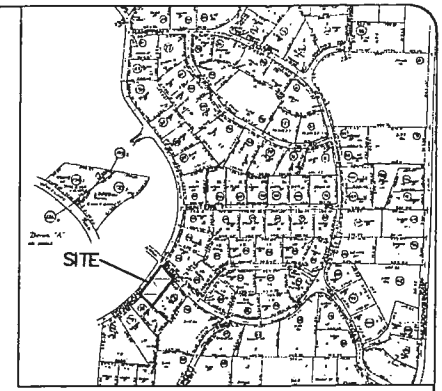
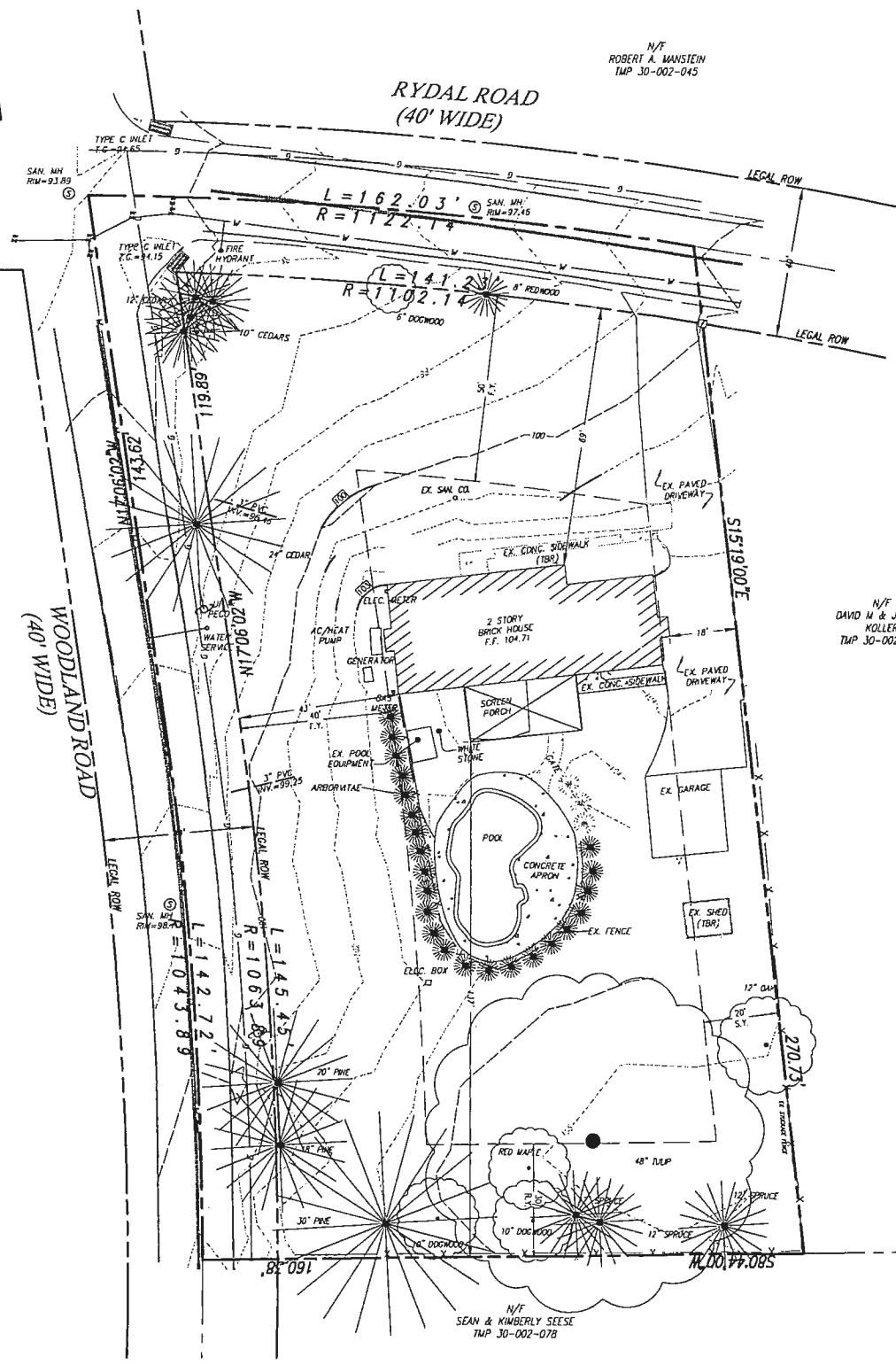
N/F
TIMOTHY A & CHRISTINE M.
MACCRACKEN
TMP 30-003-043

N/F
ROBERT A. MANSTEIN
TMP 30-002-045

N/F
JAMES J. & KATHRYN C.
SMITH
TMP 30-003-077

N/F
DAVID N. & JULIE R.
KOLLER
TMP 30-002-074

N/F
SEAN & KIMBERLY SEESE
TMP 30-002-078



LOCATION MAP
SCALE 1" = 600'

SITE OWNER
THOMAS L. & CHRISTINE P. NEWMAN
1407 RYDAL RD.
RYDAL, PA. 19034

APPLICANT/EQUITABLE OWNER
THOMAS L. & CHRISTINE P. NEWMAN
1407 RYDAL RD.
RYDAL, PA. 19034

SITE DATA
1407 RYDAL RD.
RYDAL, PA. 19034
ABINGTON TOWNSHIP
PARCEL# 300061168002

ZONING
ZONING DISTRICT: R1 - LOW DENSITY RESIDENTIAL DISTRICT
USE: SINGLE FAMILY HOME

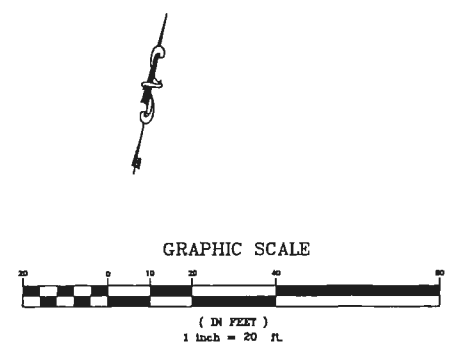
| | |
|------------------|----------------------|
| TOTAL SITE AREA: | 43,876 SF. (1.00 AC) |
| LESS LEGAL R/W: | 8,550 SF. (0.19 AC) |
| BASE SITE AREA: | 35,326 SF. (0.81 AC) |

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------|-------------------|----------------------|----------------------|
| MIN. LOT AREA (BSA): | 43,560 SF. (1 AC) | 35,126 SF. (0.81 AC) | 35,126 SF. (0.81 AC) |
| MIN. LOT WIDTH: | 200 FT. | 137.43 FT. | 137.43 FT. |
| MIN. LOT DEPTH: | 100 FT. | 270.73 FT. | 270.73 FT. |
| MIN. FRONT YARD: | 50 FT. | 69 FT. | 69.38 FT. |
| MIN. SIDE YARD: | 20 FT. | 17.90 FT. | 8.49 FT. |
| MIN. REAR YARD: | 30 FT. | 137 FT. | 82 FT. |
| MAX. BUILDING HEIGHT: | 35 FT. | 35 FT. | 35 FT. |
| MAX. BLDG. COVERAGE: | 20% | 8.5% | 10.0% |
| MAX. IMPERVIOUS COVER: | 25% | 22.2% | 24.8% |
| ACCESSORY DWELLING UNIT: | 10 FT. | N/A | 8.37 FT. |

* EXISTING NON-CONFORMING

IMPERVIOUS SURFACE CALCULATION

| EXISTING | PROPOSED |
|-------------------------------------|-----------------------------|
| RESIDENCE - 2,435 SF. | RESIDENCE - 2,435 SF. |
| GARAGE - 440 SF. | IN-LAW SUITE - 920 SF. |
| DRIVEWAY - 2,292 SF. | DRIVEWAY - 2,043 SF. |
| CONC. S/P/POOL - 1,841 SF. | CONC. S/P/POOL - 2,355 SF. |
| WHITE STONE - 692 SF. | WHITE STONE - 562 SF. |
| SHED - 115 SF. | STONE WALL - 175 SF. |
| | STORAGE - 278 SF. |
| TOTAL : 7,821 SF. (0.178 AC) | 8,737 SF. (0.248 AC) |



PARCEL# 30-00-61168-002

EXISTING FEATURES
PLAN

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18814
(215) 822-2990
FAX (215) 822-5684
• Engineering • Planning • Surveying •

SCALE: 1"=20'
DATE: 7-12-2019
JOB NO.: 2019-003
DRAWN BY: LAZ
CHECKED BY: RLS

SITUATE: ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA.
PREPARED FOR:
THOMAS & CHRISTINE NEWMAN
1407 RYDAL ROAD
RYDAL, PA. 19034

SHEET
2 OF 2

| NO. | DATE | COMMENT |
|-----|------|---------|
| | | |
| | | |

REVISIONS

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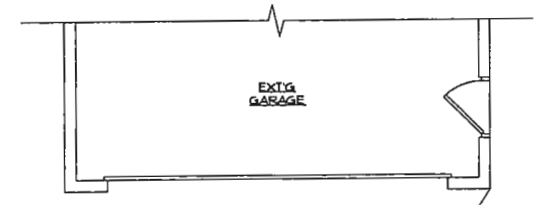
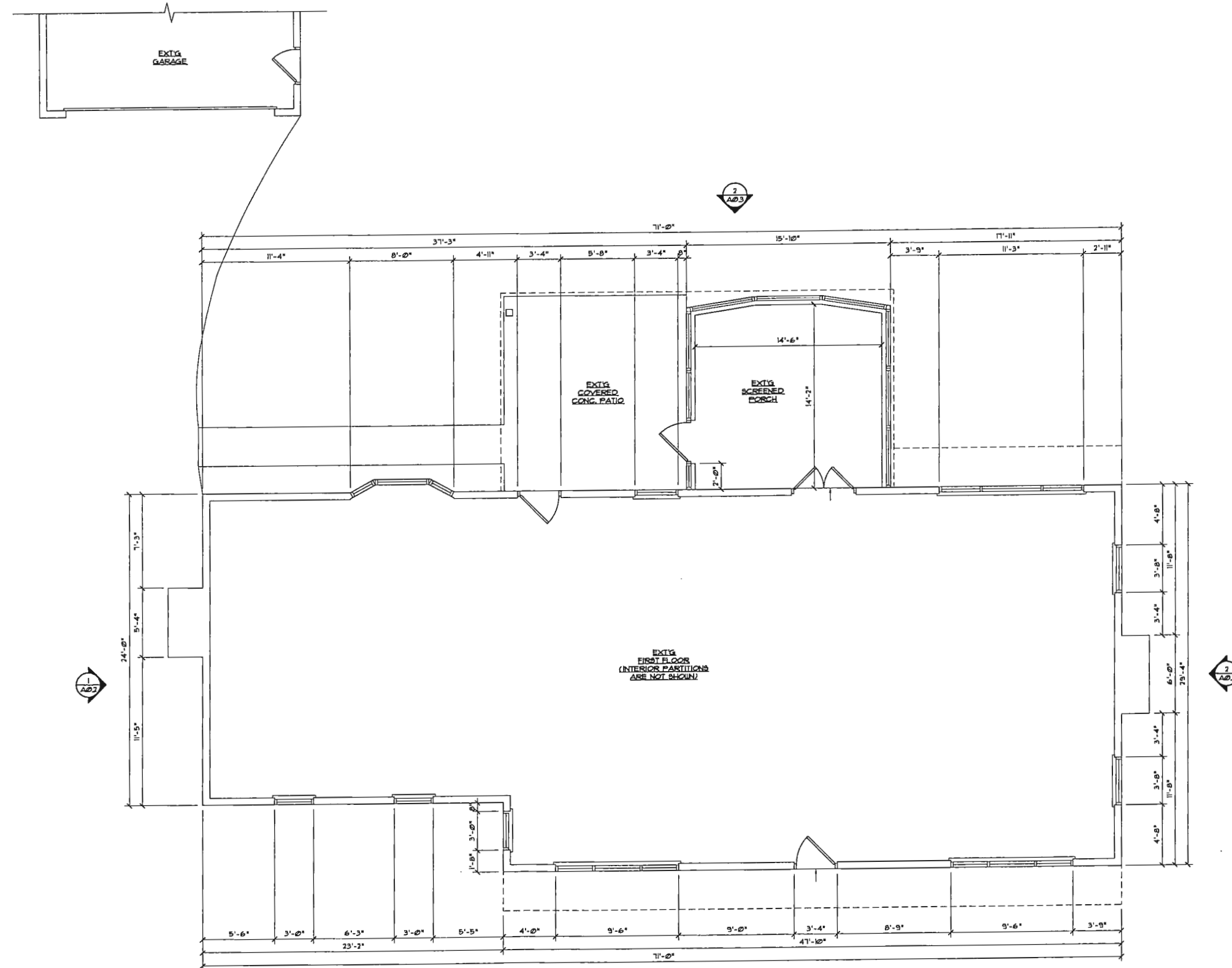
DATE 7/12/19
BY R. L. SHOWALTER & ASSOCIATES, INC.
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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

PLANNING
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File: F:\Users\rls\OneDrive\30-00-61168-002_Plan.dwg-02.dxf
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EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
 SUBMISSION
 7/12/2019

| | | |
|--|--|--|
| G.HIGGINS & ASSOCIATES ARCHITECTS GERARD J. HIGGINS, JR., P.A. 21 S. CLINTON STREET, SUITE 200 DOWLESTOWN, PA 19340 (215) 346-3344 | OWNER: MR. & MRS. THOMAS NEUMAN 1401 RYDAL ROAD RYDAL, PA 19034 | GARAGE ADDITION/ RENOVATIONS & NEW FRONT ENTRY PORCH FOR 1401 RYDAL ROAD RYDAL, PA 19034 |
| REVISIONS: | | |
| EXISTING FLOOR PLAN | | |
| SCALE: AS NOTED DRAWN BY: IA PROJECT #: 19142 DATE: 7/12/2019 DRAWING NO.: | | |
| A0.1 | | |



1
A0.2
EXISTING EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
A0.2
EXISTING WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

G. HIGGINS & ASSOCIATES
ARCHITECTS
GERARD J. HIGGINS, JR., P.A.
21 S. CLINTON STREET, SUITE 200
DOTTLESTOWN, PA 19031
(215) 340-9344

OWNER:
MR. & MRS. THOMAS NEUMAN
1407 RYDAL ROAD
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &
NEW FRONT ENTRY PORCH FOR
1407 RYDAL ROAD
RYDAL, PA 19034

REVISIONS:

EXISTING
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: IA
PROJECT #: 19142
DATE: 7/12/2019
DRAWING NO.:

A0.2



1
A0.3 EXISTING FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2
A0.3 EXISTING REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

G.HIGGINS & ASSOCIATES
ARCHITECTS
GERARD J. HIGGINS, JR., P.A.
21 S. CLINTON STREET, SUITE 200
DOYLESTOWN, PA 19340
(717) 340-9344

OWNER:
MR. & MRS. THOMAS NEUMAN
1407 RYDAL ROAD
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &
NEW FRONT ENTRY PORCH FOR
1407 RYDAL ROAD
RYDAL, PA 19034

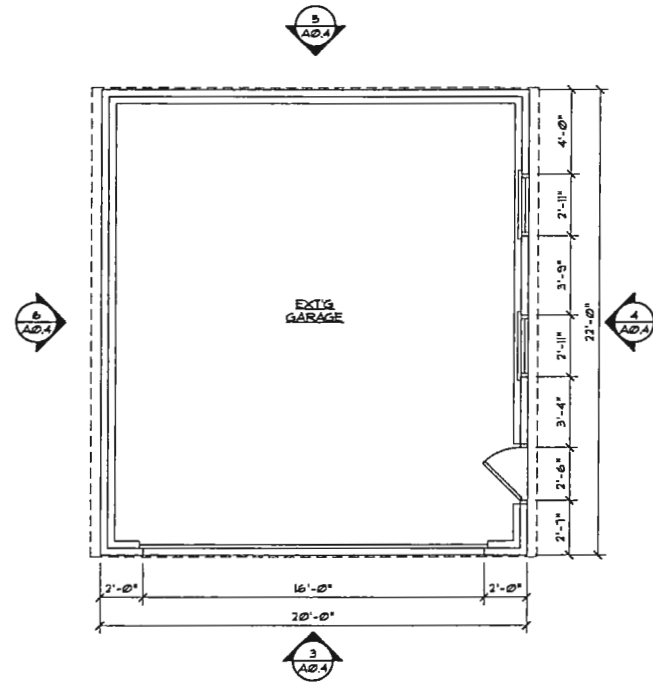
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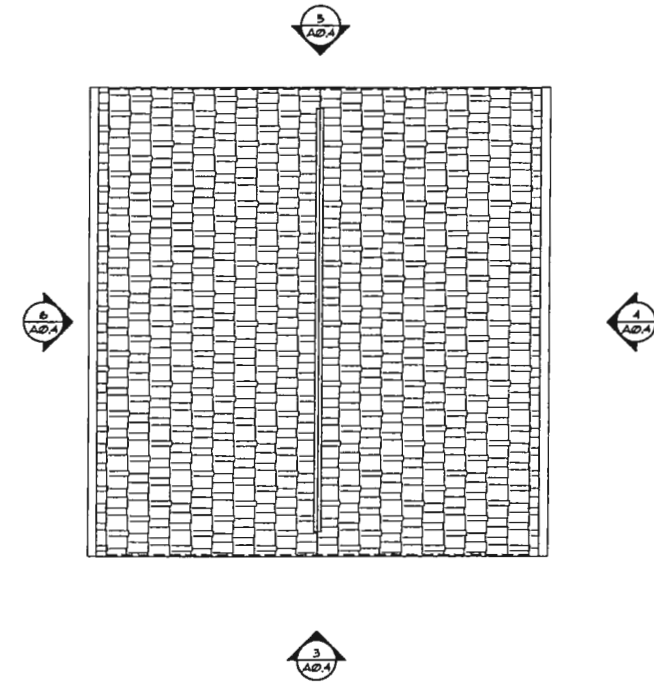
EXISTING
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: IA
PROJECT #: 19142
DATE: 7/12/2019
DRAWING NO.:

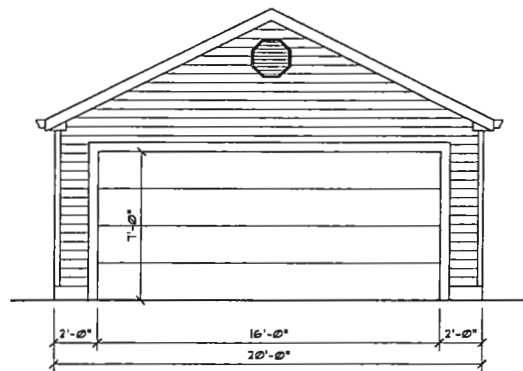
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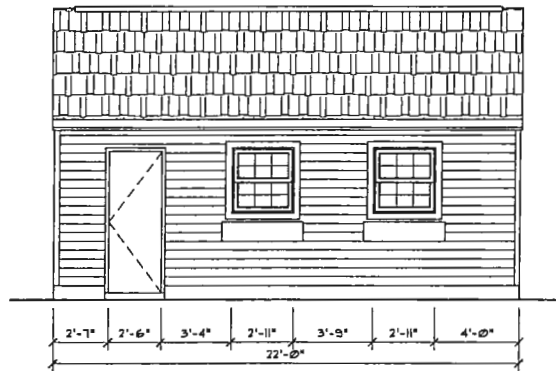
1
A0.4
EXISTING GARAGE PLAN
SCALE: 1/4" = 1'-0"



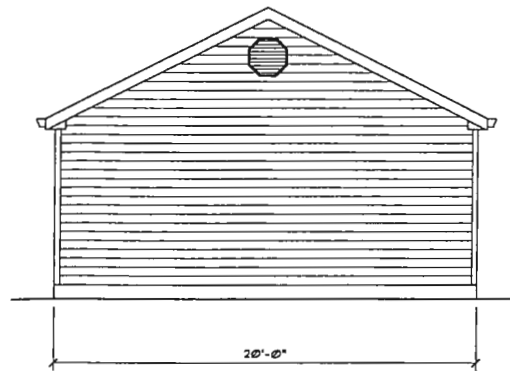
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A0.4
EXISTING GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



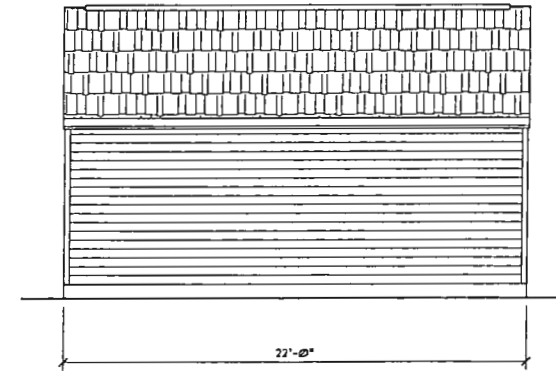
3
A0.4
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A0.4
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



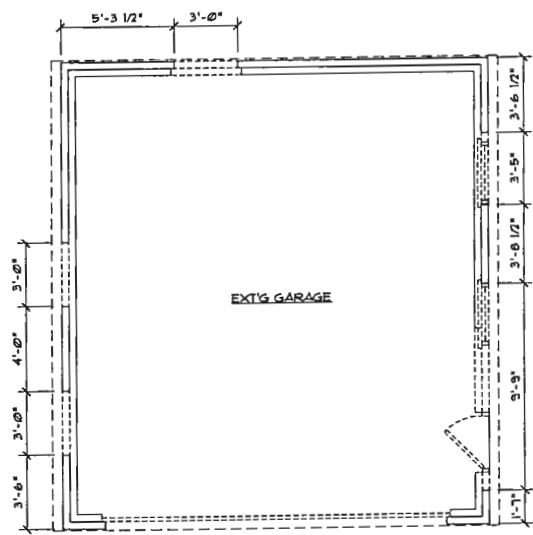
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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



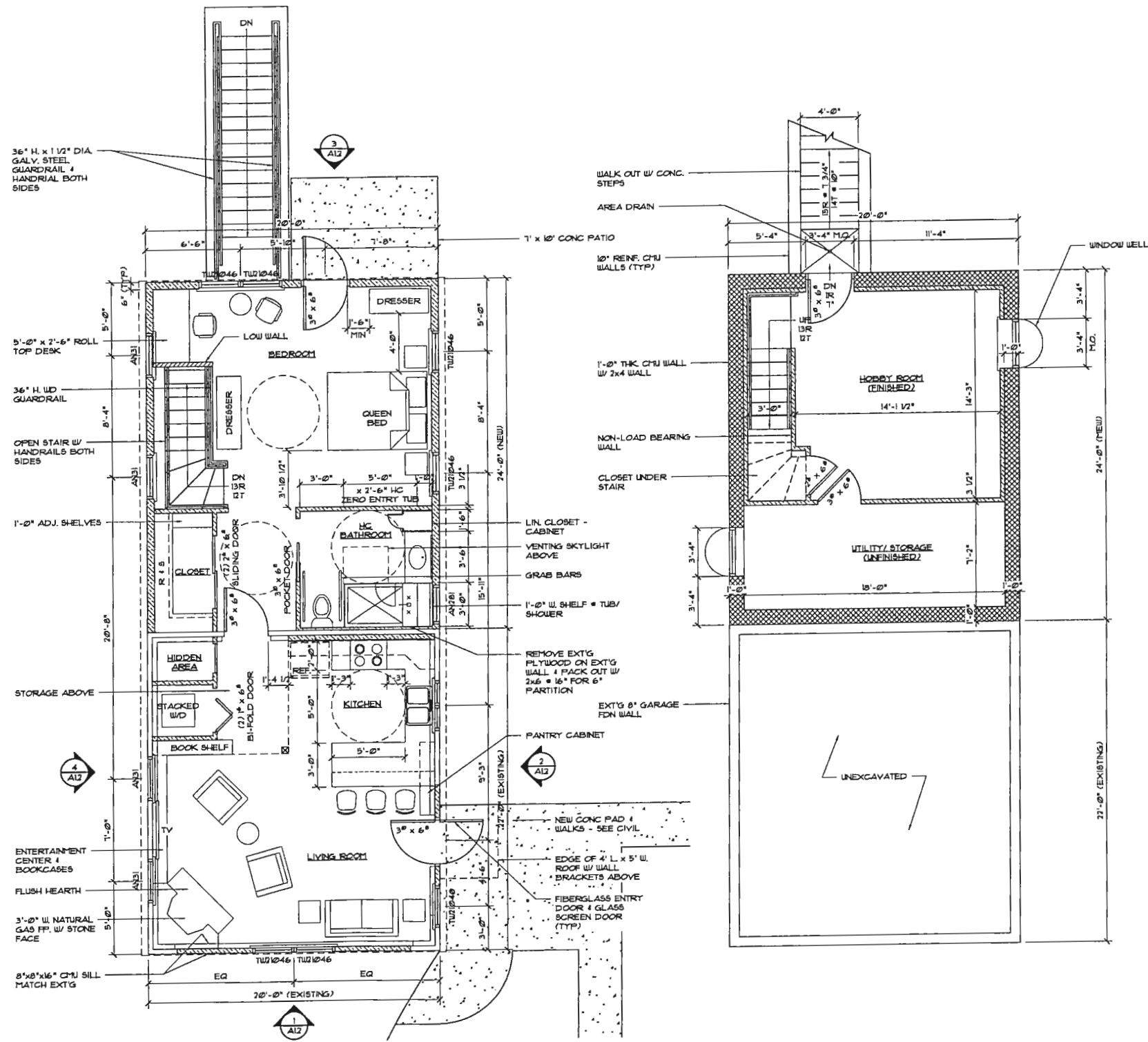
6
A0.4
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

| | | | | | | | | | | | | |
|---|---|---|--|--|--|--|--|--|--|--|--|--|
| <p>OWNER: MR. & MRS. THOMAS NEUMAN 1401 RYDAL ROAD RYDAL, PA 19034</p> | <p>G.HIGGINS & ASSOCIATES ARCHITECTS GERARD J. HIGGINS, JR., P.A. 71 S. CLINTON STREET, SUITE 200 DOYLESTOWN, PA 19340 (717) 340-3344</p> | <p>GARAGE ADDITION/ RENOVATIONS & NEW FRONT ENTRY PORCH FOR 1401 RYDAL ROAD RYDAL, PA 19034</p> | | | | | | | | | | |
| <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | | | | | | | | | | | | |
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| | | | | | | | | | | | | |
| <p>EXISTING GARAGE PLANS & ELEVATIONS</p> | | | | | | | | | | | | |
| <p>SCALE: AS NOTED DRAWN BY: IA PROJECT #: 19142 DATE: 7/12/2019 DRAWING NO.:</p> | | | | | | | | | | | | |
| <p>A0.4</p> | | | | | | | | | | | | |



1 GARAGE DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 NEW IN-LAW SUITE PLAN
SCALE: 1/4" = 1'-0"

3 IN-LAW SUITE BASEMENT PLAN
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

G.HIGGINS & ASSOCIATES
ARCHITECTS
GERARD J. HIGGINS, JR., P.A.
21 S. CLINTON STREET, SUITE 200
DOTHLESTOWN, PA 19540
(717) 346-3344

OWNER:
MR. & MRS. THOMAS NEUMAN
1407 RYDAL ROAD
RYDAL, PA 19034

**GARAGE ADDITION/ RENOVATIONS &
NEW FRONT ENTRY PORCH FOR
1407 RYDAL ROAD
RYDAL, PA 19034**

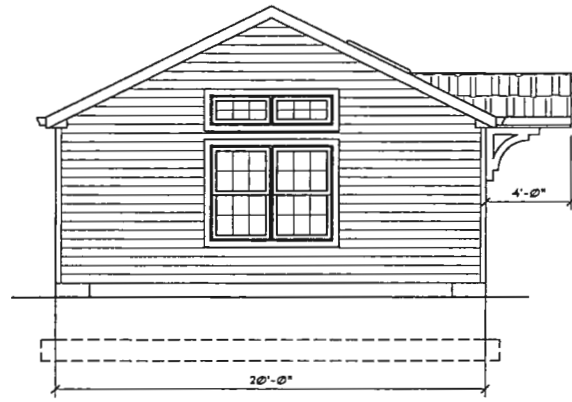
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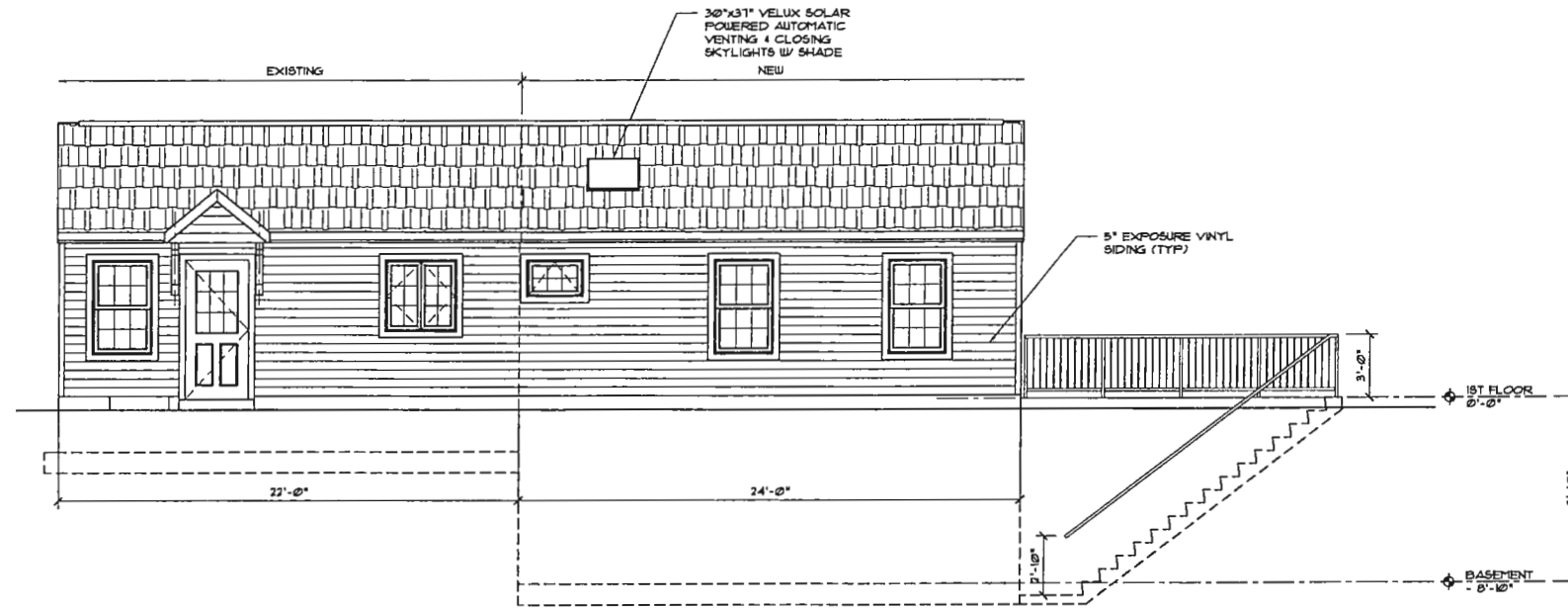
IN-LAW SUITE
PLANS -

SCALE: AS NOTED
DRAWN BY: IA
PROJECT #: 18742
DATE: 7/12/2019
DRAWING NO.:

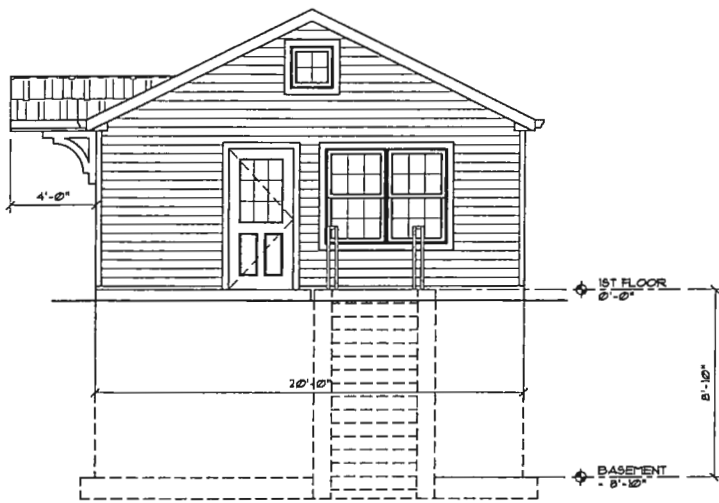
A1.1



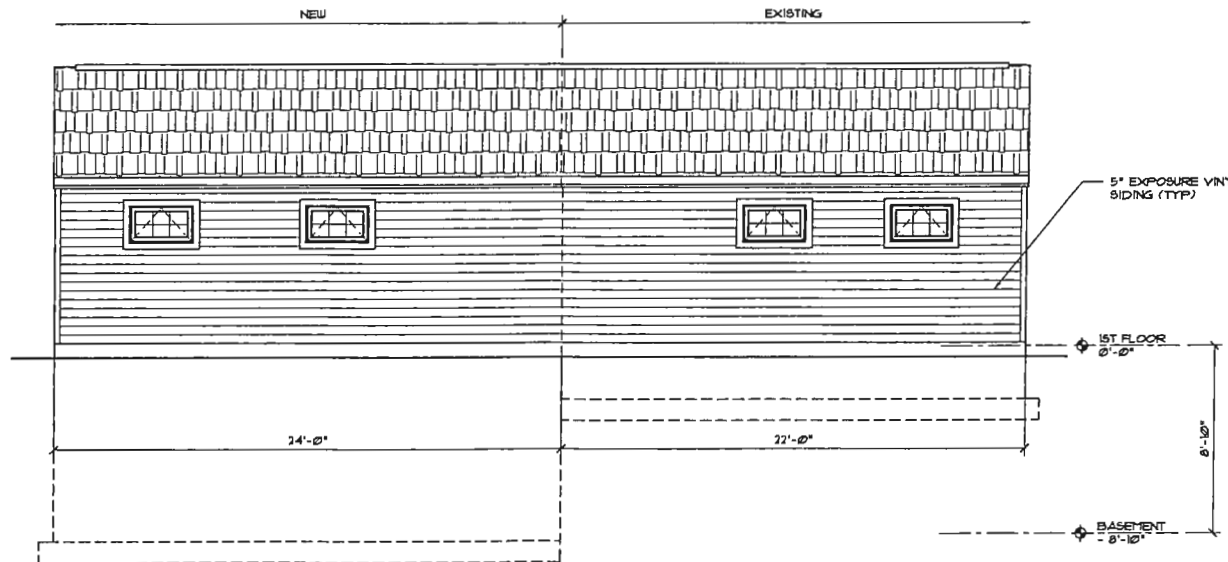
1
A12
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A12
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3
A12
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A12
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

GHIGGINS & ASSOCIATES
ARCHITECTS
GERARD J. GHIGGINS, JR., P.A.
21 S. CLINTON STREET, SUITE 200
DOYLESTOWN, PA 19340
(215) 346-3344

OWNER:
MR. & MRS. THOMAS NEUMAN
1407 RYDAL ROAD
RYDAL, PA 19034

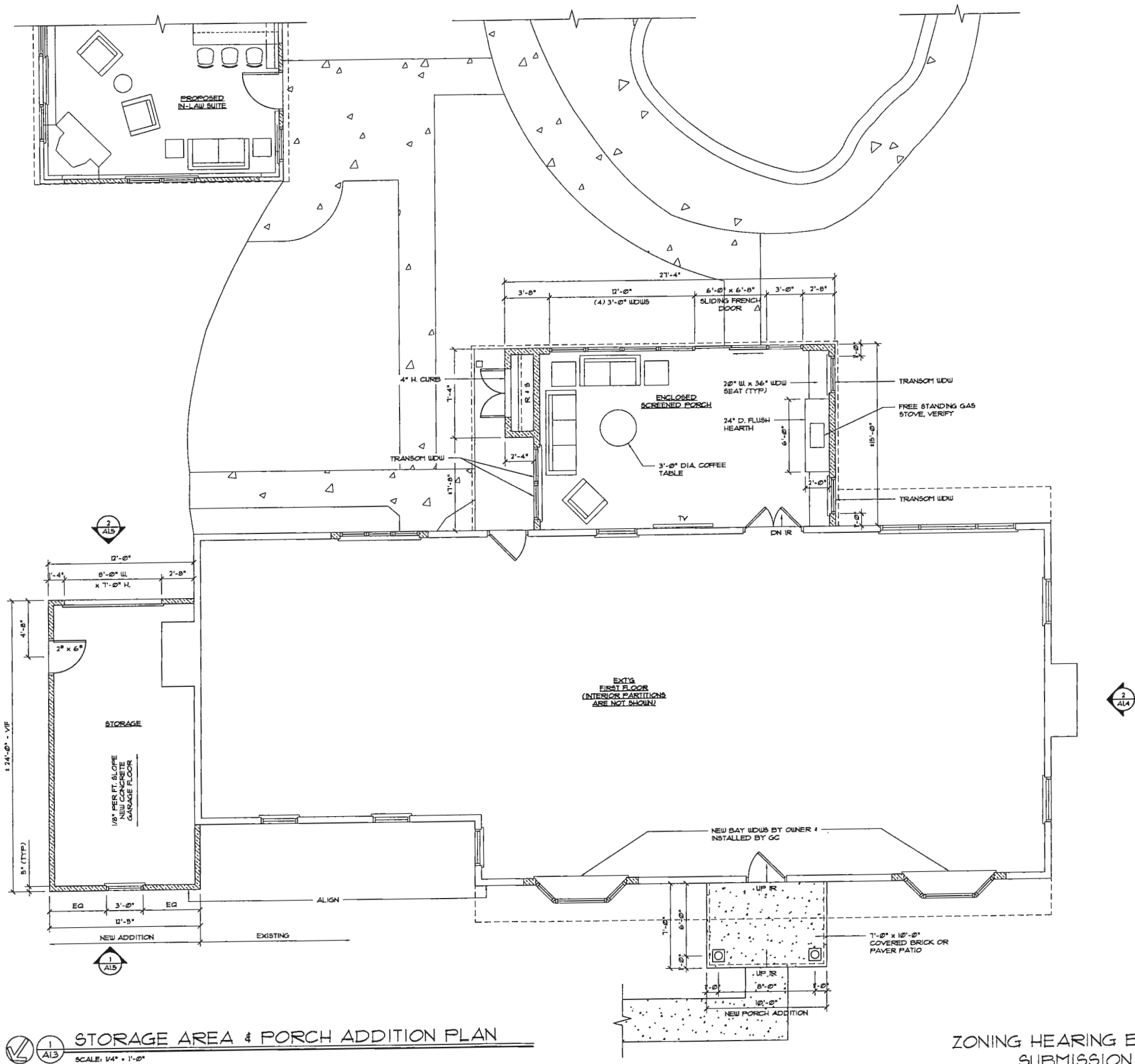
GARAGE ADDITION/ RENOVATIONS &
NEW FRONT ENTRY PORCH FOR
1407 RYDAL ROAD
RYDAL, PA 19034

REVISIONS:

IN-LAW SUITE
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: JA
PROJECT #: 19142
DATE: 7/12/2019
DRAWING NO.:

A12



STORAGE AREA & PORCH ADDITION PLAN
 SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
 SUBMISSION
 7/12/2019

G.HIGGINS & ASSOCIATES
 ARCHITECTS
 GERARD J. HIGGINS, JR., P.A.
 218 CLINTON STREET, SUITE 200
 DOYLESTOWN, PA 19501
 (215) 346-9344

OWNER:
 MR. & MRS. THOMAS NEUMAN
 1401 RYDAL ROAD
 RYDAL, PA 19034

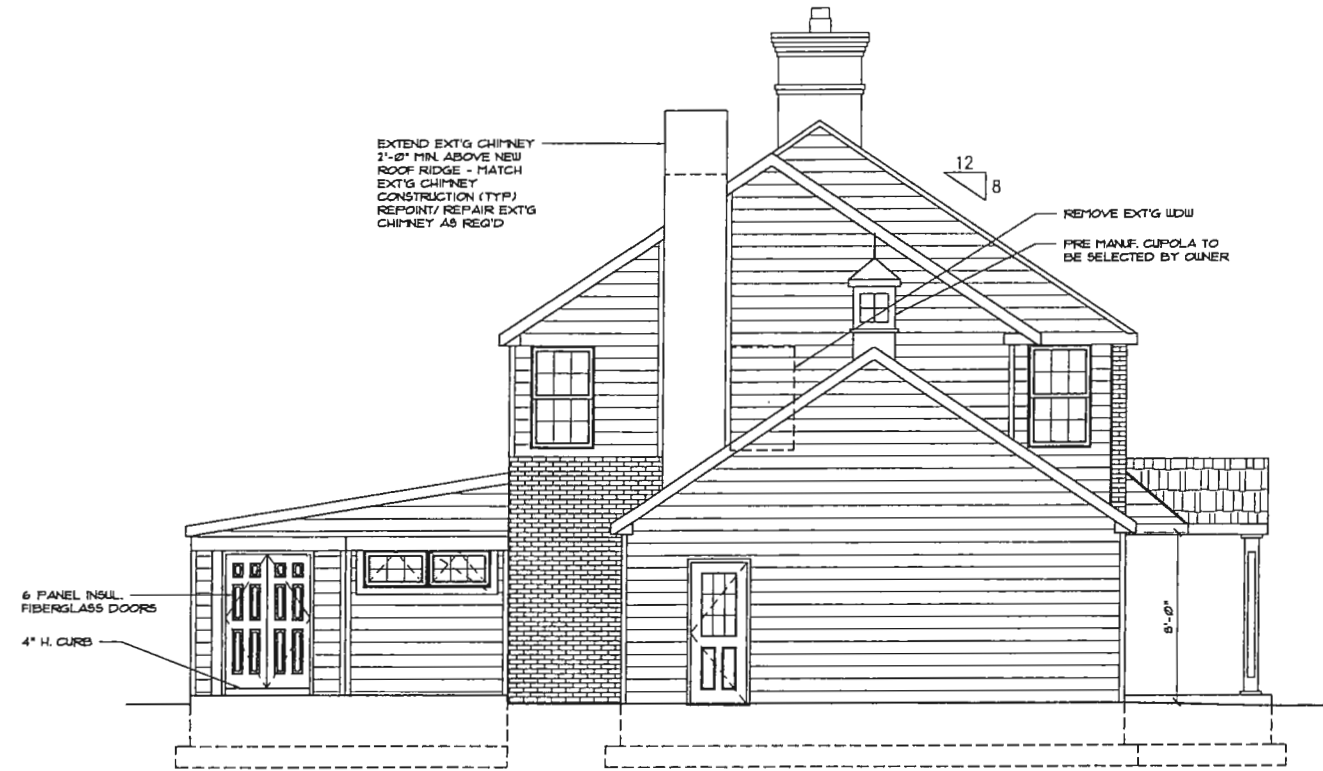
GARAGE ADDITION/ RENOVATIONS &
 NEW FRONT ENTRY PORCH FOR
 1401 RYDAL ROAD
 RYDAL, PA 19034

REVISIONS:

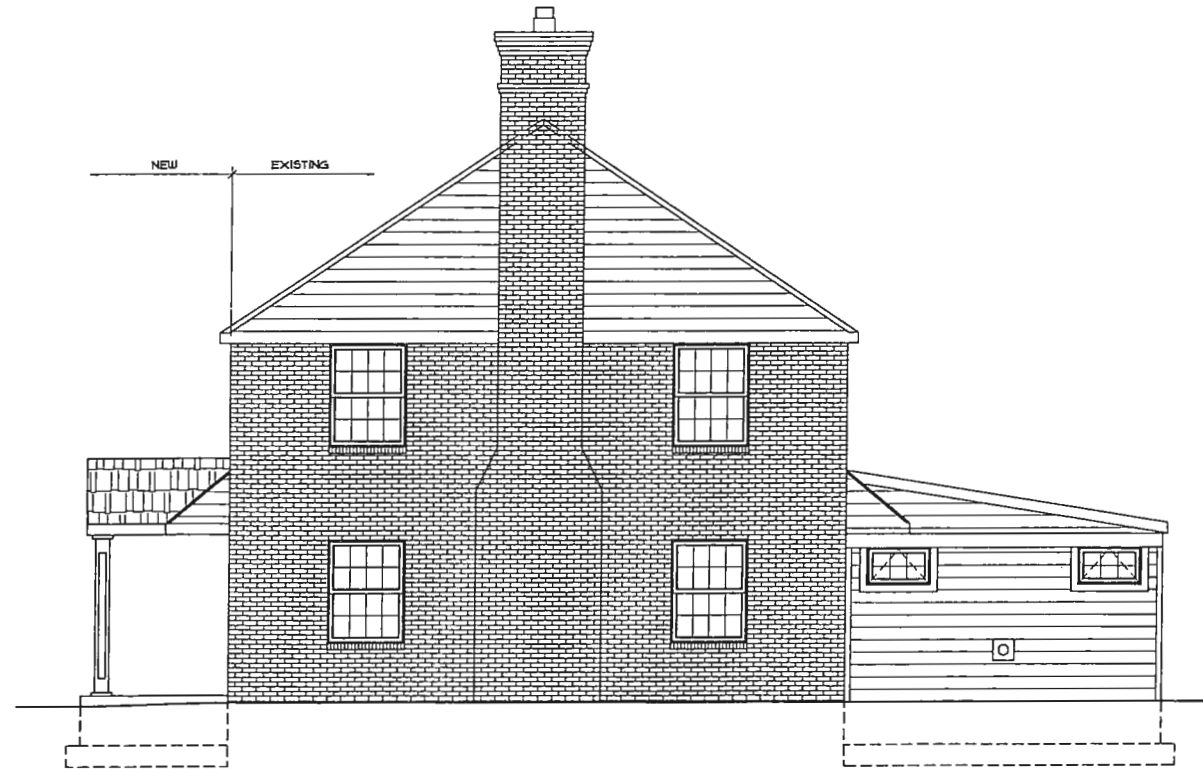
PROPOSED
 STORAGE AREA
 & PORCH
 ADDITION PLAN

SCALE: AS NOTED
 DRAWN BY: IA
 PROJECT #: 19142
 DATE: 7/12/2019
 DRAWING NO.:

A1.3



1
A1.4
PROPOSED EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
A1.4
PROPOSED WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

G. HIGGINS & ASSOCIATES
ARCHITECTS
GERARD J. HIGGINS, JR., P.A.
71 S. CLINTON STREET, SUITE 200
DOYLESTOWN, PA 19340
(717) 340-3344

OWNER:
MR. & MRS. THOMAS NEUMAN
1407 RYDAL ROAD
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &
NEW FRONT ENTRY PORCH FOR
1407 RYDAL ROAD
RYDAL, PA 19034

REVISIONS:

PROPOSED
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: IA
PROJECT #: 15142
DATE: 7/12/2019
DRAWING NO.:

A1.4



1
A1.5
PROPOSED FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2
A1.5
PROPOSED REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD
SUBMISSION
7/12/2019

G. HIGGINS & ASSOCIATES
ARCHITECTS
GERARD J. HIGGINS, JR., P.A.
21 S. CLINTON STREET, SUITE 200
DOYLESTOWN, PA 19340
(610) 340-3344

OWNER:
MR. & MRS. THOMAS NEUMAN
1407 RYDAL ROAD
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &
NEW FRONT ENTRY PORCH FOR
1407 RYDAL ROAD
RYDAL, PA 19034

REVISIONS:

PROPOSED
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: LA
PROJECT #: 19142
DATE: 7/12/2019
DRAWING NO.:

A1.5