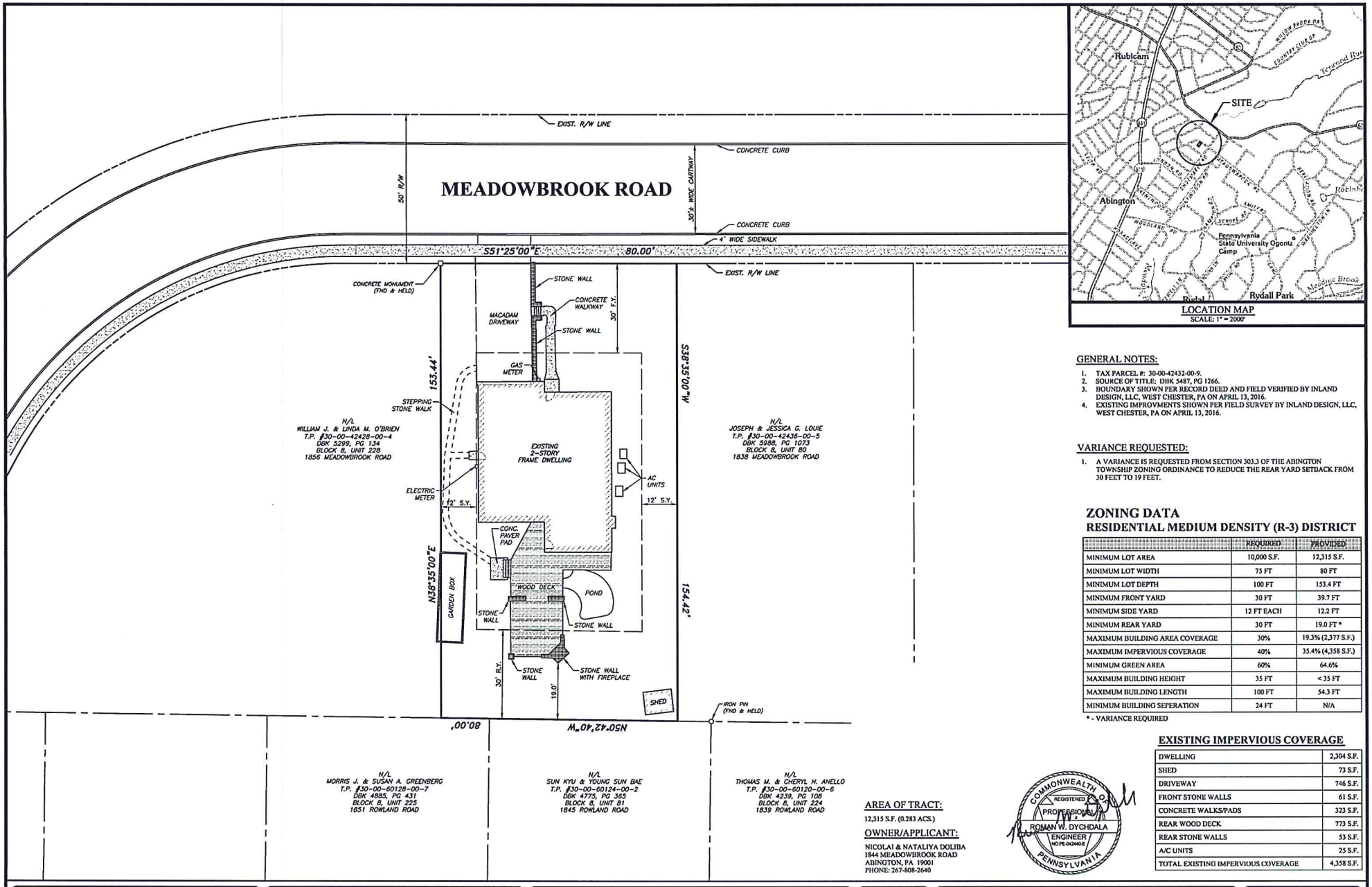

LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. TAX PARCEL #: 30-00-42432-00-9.
2. SOURCE OF TITLE: DBK 5487, PG 1266.
3. BOUNDARY SHOWN PER RECORD DEED AND FIELD VERIFIED BY INLAND DESIGN, LLC, WEST CHESTER, PA ON APRIL 13, 2016.
4. EXISTING IMPROVMENTS SHOWN PER FIELD SURVEY BY INLAND DESIGN, LLC, WEST CHESTER, PA ON APRIL 13, 2016.

VARIANCE REQUESTED:

1. A VARIANCE IS REQUESTED FROM SECTION 303.3 OF THE ABINGTON TOWNSHIP ZONING ORDINANCE TO REDUCE THE REAR YARD SETBACK FROM 30 FEET TO 19 FEET.

ZONING DATA
RESIDENTIAL MEDIUM DENSITY (R-3) DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 S.F.	12,315 S.F.
MINIMUM LOT WIDTH	75 FT	80 FT
MINIMUM LOT DEPTH	100 FT	153.4 FT
MINIMUM FRONT YARD	30 FT	39.7 FT
MINIMUM SIDE YARD	12 FT EACH	12.2 FT
MINIMUM REAR YARD	30 FT	19.0 FT *
MAXIMUM BUILDING AREA COVERAGE	30%	19.3% (2,377 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	40%	35.4% (4,358 S.F.)
MINIMUM GREEN AREA	60%	64.6%
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM BUILDING LENGTH	100 FT	54.3 FT
MINIMUM BUILDING SEPERATION	24 FT	N/A

* - VARIANCE REQUIRED

EXISTING IMPERVIOUS COVERAGE

DWELLING	2,304 S.F.
SHED	73 S.F.
DRIVEWAY	746 S.F.
FRONT STONE WALLS	61 S.F.
CONCRETE WALKS/PADS	323 S.F.
REAR WOOD DECK	773 S.F.
REAR STONE WALLS	53 S.F.
A/C UNITS	25 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE	4,358 S.F.

AREA OF TRACT:

12,315 S.F. (0.283 ACS.)

OWNER/APPLICANT:

NICOLAI & NATALIYA DOLIBA
1844 MEADOWBROOK ROAD
ABINGTON, PA 19001
PHONE: 267-808-2640

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROMAN W. DYCHDALA
ENGINEER
NO. PE 041443 E

INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants
16 Hagerty Blvd. Phone: (484) 947-2928
West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

BLOCK 8, UNIT 229

No.	Date:	Description:

PLAN OF PROPERTY
LAND DEVELOPMENT PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 Inch = 20'

Date:	04-20-2016
Scale:	1"=20'
Drawn by:	JAH
Checked by:	RWD
Project No.	10724

ZONING PLAN
FOR
NICOLAI DOLIBA
1844 MEADOWBROOK ROAD
ABINGTON, PA 19001
ABINGTON TOWNSHIP. • MONTGOMERY COUNTY • PENNSYLVANIA

SHEET 1 OF 1

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