

DRAFTS



PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG
CALL 811 THREE DAYS TO TEN DAYS
BEFORE YOU START ANY DIGGING
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL, SOMEONE
NEEDS TO CALL 811.
Know what's below.
Call before you dig. SERIAL #202440111745
JANUARY 11, 2024

LEGEND

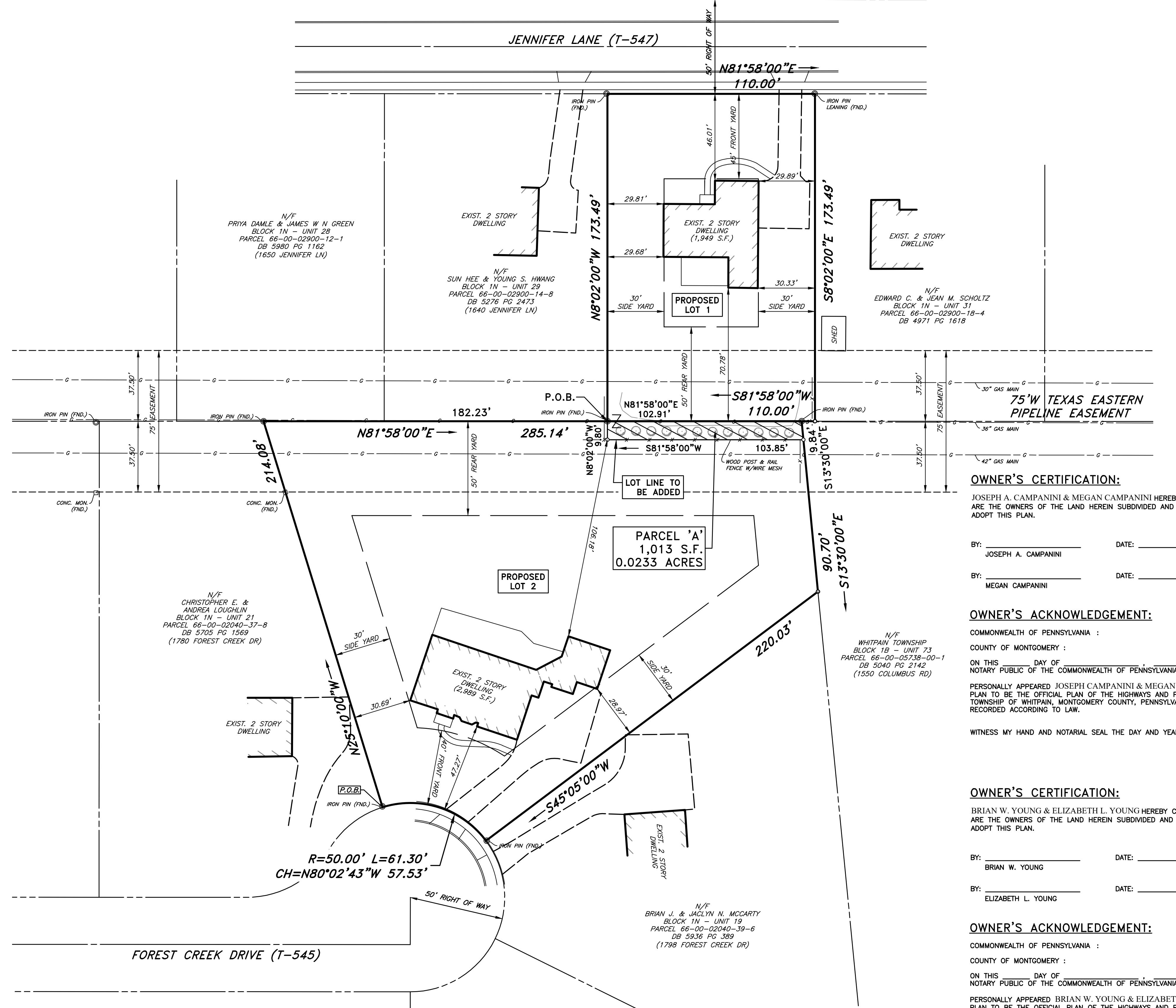
- G — GAS LINE
- X — FENCE
- — — MACADAM EDGE
- ■ — CONCRETE
- IRON PIPE / IRON PIN FOUND

ZONING DATA:
R-2 RESIDENCE DISTRICT

	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
\$160-31 MINIMUM LOT AREA	12,500 S.F.	19,084 S.F.	44,897 S.F.	20,097 S.F.	43,884 S.F.
\$160-31 MINIMUM LOT WIDTH	100 FT. AT B.S.B.L	110 FT. AT B.S.B.L	110.34 FT. AT B.S.B.L	110 FT. AT B.S.B.L	110.34 FT. AT B.S.B.L
\$160-32 MINIMUM FRONT YARD	50 FT.	45 FT.*	40 FT.*	46.01 FT.	47.27 FT.
\$160-34 MINIMUM SIDE YARDS	25 FT. MIN. 60 FT. AGG.	29.68 FT. MIN. 59.66 FT. AGG.**	28.97 FT. MIN. 59.57 FT. AGG.**	28.97 FT. MIN. 59.56 FT. AGG.**	
\$160-36 MINIMUM REAR YARD	50 FT.	70.78 FT.	115.81 FT.	70.78 FT.	106.18 FT.
\$160-39 MAXIMUM BUILDING HEIGHT	40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.
\$160-214.C(2)(A) MAXIMUM IMPERVIOUS COVERAGE CALCULATION	SEE FORMULA BELOW	5,838 S.F. (30.6%)	10,459 S.F. (23.3%)	6,019 S.F. (29.9%)	10,277 S.F. (23.4%)
IMPERVIOUS COVERAGE		3,764 S.F. (19.7%)	6,081 S.F. (13.5%)	3,764 S.F. (18.7%)	6,081 S.F. (13.9%)
BUILDING COVERAGE	NO REQUIREMENT	1,949 S.F. (10.2%)	2,989 S.F. (6.7%)	1,949 S.F. (9.7%)	2,989 S.F. (6.7%)

* REDUCED FRONT YARD FROM RECORDED SUBDIVISION PLAN

** NON-COMFORMANCE



JENNIFER LANE (T-547)

N81°58'00"E
110.00'EXIST. 2 STORY
DWELLING

N/F
PRIYA DAMLE & JAMES W N GREEN
BLOCK 1N - UNIT 28
PARCEL 66-00-02900-12-1
DB 5980 PG 1162
(1650 JENNIFER LN)

N/F
SUN HEE & YOUNG S. HWANG
BLOCK 1N - UNIT 29
PARCEL 66-00-02900-14-8
DB 5276 PG 2473
(1640 JENNIFER LN)

N/F
EDWARD C. & JEAN M. SCHOLTZ
BLOCK 1N - UNIT 31
PARCEL 66-00-02900-18-4
DB 4971 PG 1618

N8°02'00"E 173.49'

30' SIDE YARD

30' SIDE YARD

SHED

70.78'

50' REAR YARD

182.23'

P.O.B.

N81°58'00"E
102.91'N81°58'00"W
110.00'N81°58'00"W
103.85'WOOD POST & RAIL
FENCE W/WHITE MESHLOT LINE TO
BE ADDEDPARCEL 'A'
1,013 S.F.
0.0233 ACRESPROPOSED
LOT 2

N25°10'00"W

R=50.00' L=61.30'

CH=N80°02'43"W 57.53'

N25°10'00"W

30' SIDE YARD

30.69'

30' REAR YARD

220.03'

S45°05'00"W

30' REAR YARD

28.97'

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