



ZONING SCHEDULE

ZONING DISTRICT : R1 - RURAL-SUBURBAN RESIDENTIAL

ORDINANCE ITEM	REQUIREMENT
MIN LOT AREA	43,560 SF
MIN LOT WIDTH	150 FT
MIN SETBACKS	
FRONT	60 FT
SIDE	25 FT EACH
REAR	50 FT
MAX BUILDING COVERAGE	N/A
MAX IMPERVIOUS COVERAGE	20%
MAX BUILDING HEIGHT	38 FT

IMPERVIOUS BREAKDOWN

TOTAL LOT AREA =	50,755 SF
TOTAL EXISTING IMPERVIOUS COVERAGE =	4,385 SF (8.6%)
RECLAIMED/DEMOLISHED IMP COVERAGE =	-1,243 SF (-2.5%)
NEW IMPERVIOUS COVERAGE =	3,307 SF (6.5%)
NEW TOTAL IMPERVIOUS COVERAGE =	6,449 SF (12.7%) < 20%
NET CHANGE	1,986 SF

EXIST ITEMS	COVERAGE
MAIN HOUSE W/ COVERED ENTRY	2,062 SF
SHED	96 SF
DRIVEWAY	1,694 SF
FRONT WALKWAY	164 SF
DECK, HOT TUB AND REAR WALKWAYS	329 SF
RIGHT WALKWAY	22 SF
RETAINING WALL AT HOT TUB	18 SF
TOTAL EXISTING	4,385 SF

EXIST RECLAIMED/ DEMOLISHED	COVERAGE
DRIVEWAY	-1,156 SF
FRONT WALKWAY	-87 SF
TOTAL DEMOLISHED	-1,243 SF

NEW ITEMS	COVERAGE
NEW ADDITION	664 SF
NEW 2nd FLR DECK AND STAIRS	128 SF **
NEW RIGHT SIDE WALKWAYS	132 SF
NEW PARKING AREA	1,072 SF
NEW POOL (WATER SURFACE)	619 SF
NEW CONCRETE DECK PATIO	600 SF
NEW PAVER WALL	92 SF
TOTAL NEW =	3,307 SF

** - MAY QUALIFY QUALIFY TO BE EXEMPT

DIBARTOLOMEO PROPERTY
1078 POWDERHORN DRIVE
GLENN MILLS, PA 19342
PARCEL INFORMATION
TMP No. 6703 01440600
BLOCK No. 67-3
UNIT No. 144.60

CLIENT: MICHAEL & JACQUELINE DiBARTOLOMEO
DiBARTOLOMEO RESIDENCE
1078 POWDERHORN DRIVE
GLENN MILLS, PA 19342
SITE PLAN
SCALE: 1/8" = 1'-0" SHEET NO. 1078-POWDERHORN-SP