

Michael P. & Caroline P. Avila
1102 Cardinal Dr
Westtown, PA 19382
UPI 67-2R-46
Zoned R-1

Kathryn Price
1019 Robin Dr
Westtown, PA 19382
UPI 67-2R-45
Zoned R-1

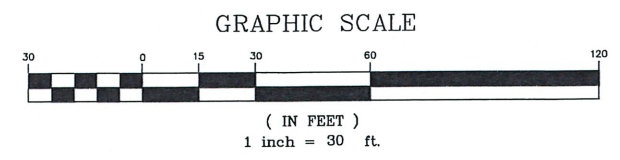
Vincent J III & Kimberly M. Sobocinski
1021 Robin Dr
Westtown, PA 19382
UPI 67-2R-44
Zoned R-1

Stanley & Caryne Paprzycki
1108 Cardinal Dr
Westtown, PA 19382
UPI 67-2R-79
Zoned R-1

- GENERAL NOTES:**
- UPI 67-2R-47 Deed of Record Bk 7889 Pg 565 Existing Lot Area 1.000 Ac.
 - Zoned R-1
Minimum Lot Size - 1 Acre
Minimum Lot Width at street - 50'
at building - 150'
Minimum Front Yard - 60'
Minimum Side Yard - 25'
Minimum Rear Yard - 50'
Maximum Impervious Coverage - 20%
Maximum Height - 38' or 3 Stories
 - Lots to be serviced by public water and on-site septic.
 - Owners/Applicant: Nathan L. & Cheryl V. Bump
1106 Cardinal Drive
West Chester, PA 19382
 - Reference Plan: (A) Plan of Penn-Wood-South Section 'A', prepared by GD Houtman & Son, Inc., dated November 20, 1962, last revised May 13, 1964. (B) Lad Grant Form, Final Plan of Property for Martha Lane Roehrs, prepared by Howard W. Doran, Inc, Dated June 17, 1974 last revised August 16, 1974
 - Existing building coverage = 3,870 sf
Proposed Garage Area = 672 sf (17.4% increase)
Revised Building Coverage = 4,542 sf 10.4%
 - Existing Impervious coverage = 8,010 sf
Paving to be removed = -315 sf
Sidewalk to be removed = -23 sf
Proposed Garage = 672 sf
Proposed Sidewalk = 15 sf
8,359 sf 19.2%

| | | | |
|------------------------------|---|----------|------------------|
| Existing Building Coverage | = | 3,870 sf | |
| Proposed Garage Coverage | = | 672 sf | (17.4% increase) |
| Revised Building Coverage | = | 4,542 sf | 10.4% |
| Existing Impervious coverage | = | 8,010 sf | |
| Paving to be removed | = | -315 sf | |
| Sidewalk to be removed | = | -23 sf | |
| Proposed Garage | = | 672 sf | |
| Proposed Sidewalk | = | 15 sf | |
| | | 8,359 sf | 19.2% |

REQUIRED VARIANCE
Section 170-1502.F: The side and rear yard setback for structures shall be no less than the height of the accessory structure irrespective of the otherwise applicable yard requirements of the district. The proposed height of the garage is 17.67'. The proposed setback is 8.5'.



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Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 257 of 1974, Effective Mar. 29, 2007

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| DATE | REVISION | SCALE |
|------|----------|------------------|
| | | 1" = 30' |
| | | DATE |
| | | January 10, 2020 |

1106 CARDINAL DRIVE

VARIANCE PLAN
PROPERTY OF
NATHAN L. & CHERYL V. BUMP
WESTTOWN TOWNSHIP
CHESTER COUNTY, PA

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| G.D. HOUTMAN & SON, INC. CIVIL ENGINEERS—LAND SURVEYORS LAND PLANNERS 139 EAST BALTIMORE PIKE MEDIA, PA 19063 (610)565-6363 | Sheet 1 of 1 |
| | PROJECT Bump |
| | WORK ORDER 38550 |
| | FILE 9410 |

