

Kia Variances Page 2
10 October 2018

Variances Required for New Kia Showroom at 1501 Easton Road

Impervious Coverage	
Maximum Allowable	77%
Proposed	82.75%

Front Setback
Max distance from curb with street wall 70.0 FT to face of building
Proposed 74.5 FT

Property line is 4.5 FT in from curb line.
Distance from building to curb determined by the following required dimensions:

4.5 FT	Curb line to property line
5.0 FT	Street wall setback
18.0 FT	Parking space length
24.0 FT	Traffic lane
18.0 FT	Parking space length
5.0 FT	Sidewalk in front of building
74.5 FT	Total

Parking Setback from Abutting R4 Property
Minimum Allowable 20.0 FT
Proposed 7.0 FT

Proposed parking is not closer to R4 than existing parking. Residences do not abut parking lot per attached diagram.

Parking Setback from Adjacent MS Properties (if shared parking)
Minimum Allowable 10.0 FT
Proposed 5.0 FT

Proposed parking is not closer to adjacent MS lots than existing parking

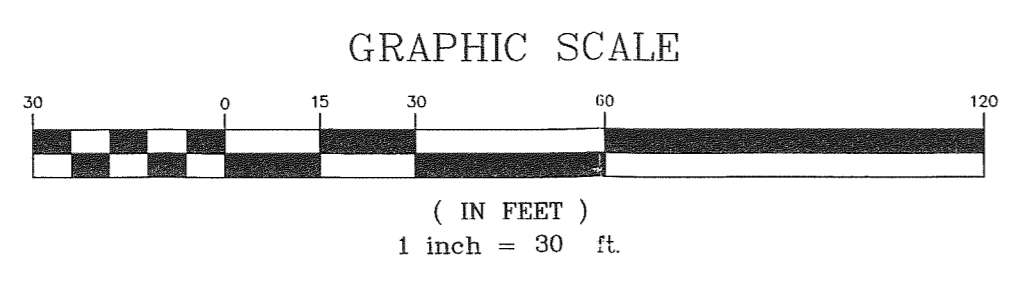
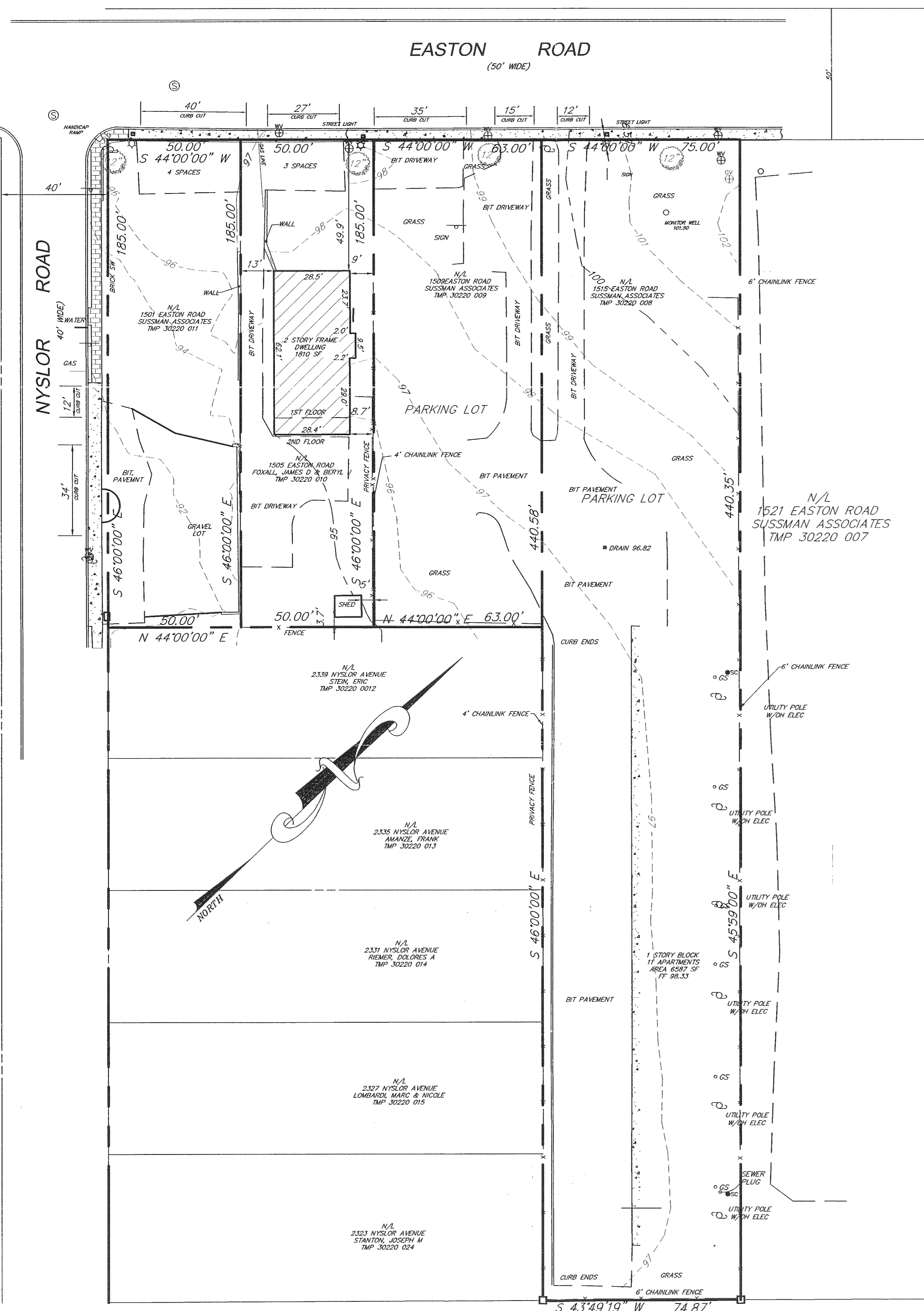
Windows (Lowest Portion)	
Minimum distance above grade	2.0 FT
Proposed	0.0 FT (Kia National Standard)
Windows (Highest Portion)	
Minimum distance above grade	8.0 FT
Proposed	10.0 FT (Kia National Standard)

GENERAL NOTES

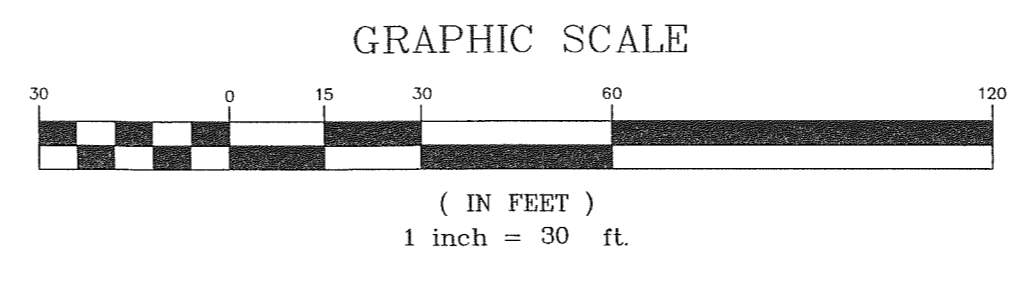
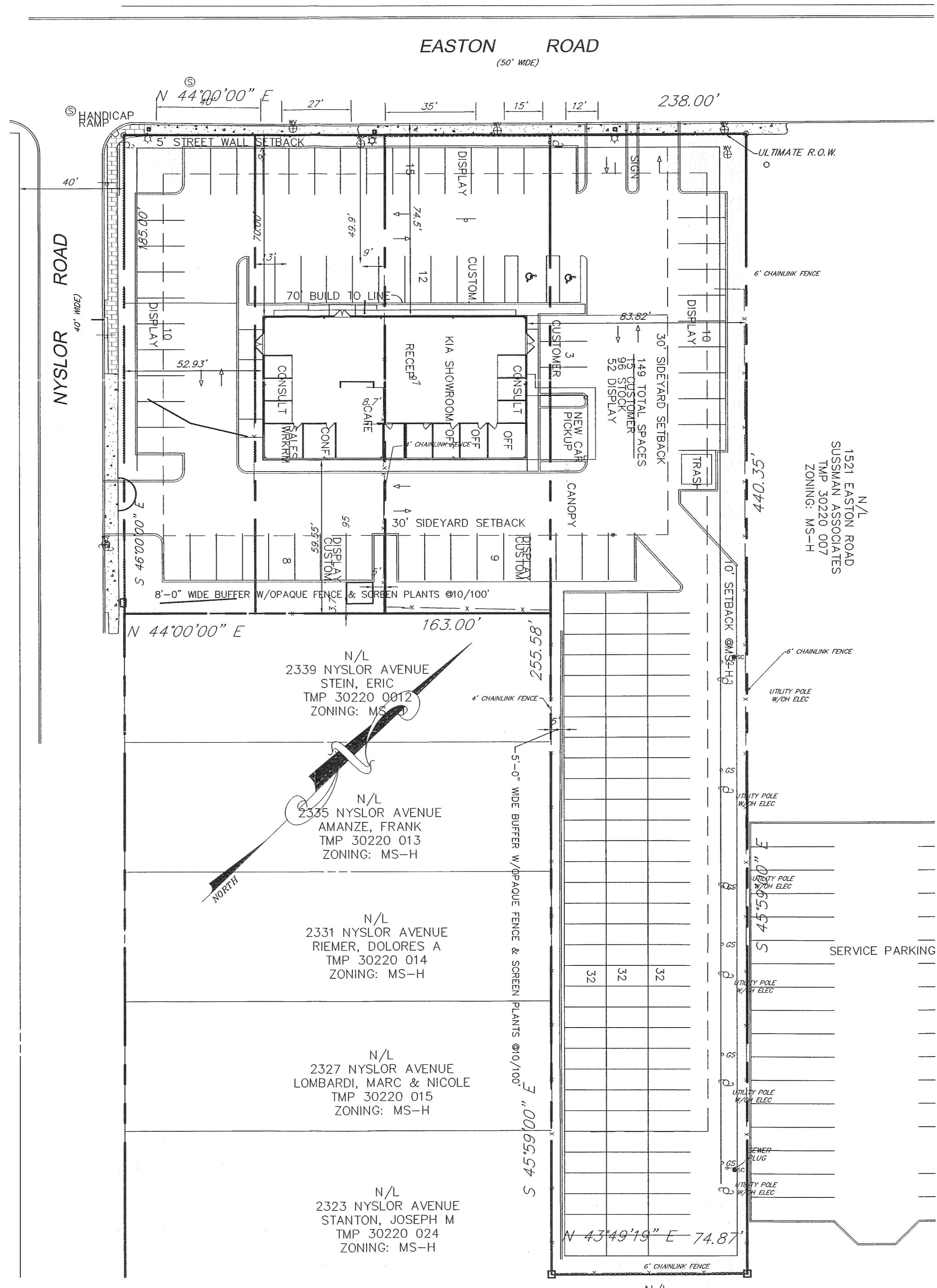
- THE SUBJECT 63,161.76 S.F. PREMISES, 1501 TMP 30220-011, 1505 TMP 30220-010, 1509 TMP 30220-008, 1513-15 TMP 30220-08 EASTON ROAD
- RECORD OWNER: SUSSMAN ASSOCIATES II LLC
1920-40 JENKINTOWN RD.
JENKINTOWN, PA 19046
- THE ZONING DISTRICT IS MS-H MAIN STREET. ALL EXISTING STRUCTURES WILL BE DEMOLISHED. THE EXISTING DRIVEWAYS TO EASTON ROAD & NYSLOR RD WILL REMAIN.
- IT IS PROPOSED TO MAINTAIN THE PAVED PARKING LOT ON 1509-15 EASTON RD TO STORE 150 VEHICLES RELATED TO THE EXISTING AUTOMOBILE DEALERSHIP ON THE OPPOSITE SIDE OF DECATUR AVENUE. EMPLOYEES OF THE DEALERSHIP WILL PARK THE VEHICLES ON THE NEW PARKING LOT. CUSTOMERS WILL NOT USE THIS LOT.
- A 13' BUFFER WILL BE PROVIDED ALONG EASTON ROAD. A 13' BUFFER WILL BE PROVIDED ALONG THE ADJACENT 2331, 2335, AND 2339 NYSLOR AVE PROPERTIES. THE EXISTING DRIVEWAYS TO EASTON ROAD ALONG THE SUBJECT PROPERTY WILL REMAIN.
- THE EXISTING DIMENSIONS FOR THE PARKING STALLS ARE 8' X 16' FOR EACH CAR AND ARE NOT STRIPED.
- THE EXISTING IMPERVIOUS PARKING SURFACE IS 28,000 S.F.
- LIGHTING AND A FENCE ALONG THE EASTON ROAD FRONTAGE HAS BEEN PROVIDED TO MATCH THE EXISTING SUSSMAN CAR DEALERSHIP LIGHTING AND FENCE ALONG EASTON ROAD.
SECURITY LIGHTING AND FENCE WILL BE PROVIDED ON THE REST OF THE SITE.

MS-H MAIN STREET HIGH DENSITY CLASS II

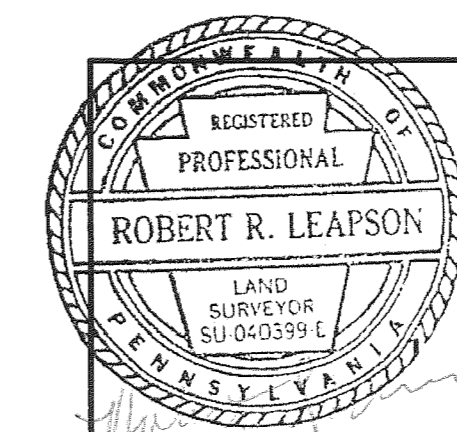
MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000' S.F. / 63,161.76 S.F.
LOT WIDTH	150' / 238.00'
LOT DEPTH	100' / 440.35'
BUILD TO LINE	25'MAX-15'MIN
DIST FROM CURB	70' / 74.50'
SIDE YARD	30' / 59.93'
REAR YARD	35' / 55.55'
GREEN AREA	35% / 18%
MAXIMUM	
BLDG. COVERAGE	N/A / N/A
BLDG. HEIGHT	35' / 21'
IMPERVIOUS SURFACE	77% / 82%*
PARKING SETBACK FROM SREET WALL/LANDSCAPE	5' / 5'



EXISTING CONDITIONS



PROPOSED



PREPARED BY:
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JOB 397

ZONING PLAN
1501, 1509 EASTON ROAD & 1513-15 EASTON ROAD

SITUATE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
SCALE: 1" = 30' DATE:10-14 2018 SHEET: 1 OF 1