

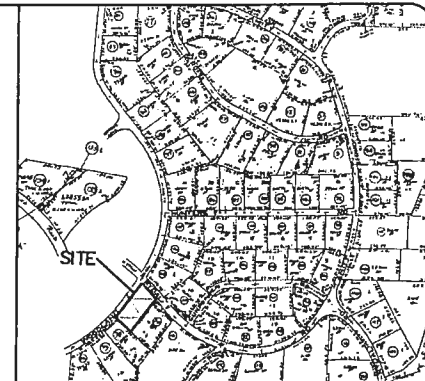
N/F  
TIMOTHY A & CHRISTINE M.  
MACCRACKEN  
TMP 30-003-043

N/F  
ROBERT A. MAUSTEIN  
TMP 30-002-045

N/F  
JAMES J. & KATHRYN C.  
SMITH  
TMP 30-003-077

N/F  
DAVID M. & JULIE R.  
KOLLER  
TMP 30-002-074

N/F  
SEAN & KIMBERLY SEESE  
TMP 30-002-076



LOCATION MAP  
SCALE 1" = 500'

**SITE OWNER**  
THOMAS L. & CHRISTINE P. NEWMAN  
1407 RYDAL RD.  
RYDAL, PA. 19034

**APPLICANT/EQUITABLE OWNER**  
THOMAS L. & CHRISTINE P. NEWMAN  
1407 RYDAL RD.  
RYDAL, PA. 19034

**SITE DATA**  
1407 RYDAL RD.  
RYDAL, PA. 19034  
ABINGTON TOWNSHIP  
PARCEL# 300061168002

**ZONING**  
ZONING DISTRICT: R1 - LOW DENSITY RESIDENTIAL DISTRICT  
USE: SINGLE FAMILY HOME

TOTAL SITE AREA:	43,676 SF. (1.00 AC.)
LESS LEGAL R/W:	8,550 SF. (0.19 AC.)
BASE SITE AREA:	35,126 SF. (0.81 AC.)

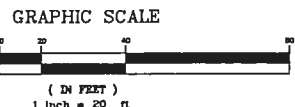
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (BSA):	43,569 SF. (1 AC.)	*35,126 SF. (0.81 AC.)	*35,126 SF. (0.81 AC.)
MIN. LOT WIDTH:	200 FT.	*137.43 FT.	*137.43 FT.
MIN. LOT DEPTH:	100 FT.	270.73 FT.	270.73 FT.
-YARDS-			
MIN. FRONT:	50 FT.	69 FT.	60.38 FT.
MIN. SIDE:	20 FT.	17.90 FT.	8.49 FT.
MIN. REAR:	30 FT.	137 FT.	92 FT.
MAX. BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.
MAX. BLDG. COVERAGE:	20%	8.54%	10.0%
MAX. IMPERVIOUS COVER:	25%	22.2%	24.6%
ACCESSORY DWELLING UNIT:	10 FT.	N/A	8.37 FT.

\* EXISTING NON-CONFORMING

**IMPERVIOUS SURFACE CALCULATION**

DESTING	PROVIDED
RESIDENCE - 2,435 S.F.	RESIDENCE - 2,435 S.F.
GARAGE - 440 S.F.	IN-LAW SUITE - 920 S.F.
DRIVEWAY - 2,292 S.F.	DRIVEWAY - 2,043 S.F.
CONC. S/P. POOL - 1,841 S.F.	CONC. S/P. POOL - 2,355 S.F.
WHITE STONE - 692 S.F.	WHITE STONE - 562 S.F.
SHED - 115 S.F.	STONE WALL - 125 S.F.
	STORAGE - 276 S.F.
<b>TOTAL: 7,821 S.F. (0.179 AC.)</b>	<b>8,717 S.F. (0.248 AC.)</b>

- VARIANCES REQUESTED:**
- SECTION 302 - DIMENSIONAL REGULATION: MINIMUM YARD DIMENSION SIDE 20' (ACTUAL 8.49')
  - SECTION 2103 - CATEGORIES OF PERMITTED USES:
    - 2103.A ACCESSORY USES - USE AT ACCESSORY DWELLING UNITS (ADUs) - SPECIAL EXCEPTION.
  - SECTION 2103 - CATEGORIES OF PERMITTED USES:
    - 2103.A - USE A1
    - 2.1(1) - PHYSICAL DIMENSIONAL AND DESIGN REQUIREMENTS: MAXIMUM SIZE OF DETACHED ADU: 625 S.F. (ACTUAL 920 S.F.)
  - SECTION 2103.4.2(4) - ADUs MUST BE SETBACK AT LEAST 10 FT. FROM ALL LOT LINES, OR THE DISTRICT SETBACK, WHICHEVER IS GREATER. (ACTUAL 8.37')



PARCEL# 30-00-61168-002

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

**DISCLAIMER**  
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NO.	DATE	COMMENT	COMMENT

REVISIONS

**PLOT PLAN**

**R. L. Showalter & Associates, Inc.**  
118 East Butler Avenue  
Chester, PA 19014  
(215) 822-2990  
FAX (215) 822-5684



SCALE: 1"=20'  
DATE: 7-12-2019  
JOB NO.: 2019-003  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PA  
PREPARED FOR:  
**THOMAS & CHRISTINE NEWMAN**  
1407 RYDAL ROAD  
RYDAL, PA. 19034

SHEET  
**1 OF 2**

Printed: 07/17/19 - 4:07 PM, By: rslg@rls.com  
File: P:\30\00\61168-002\002 - Rydal\DWG\GENERIC\2019-003\_PLOT.dwg - 01 - LANDREV  
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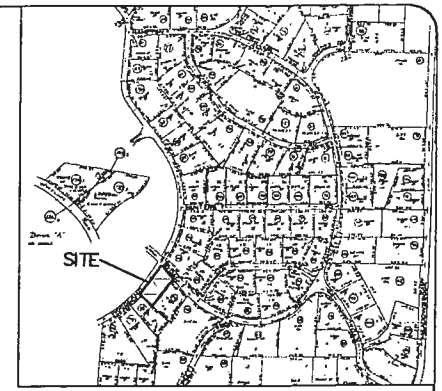
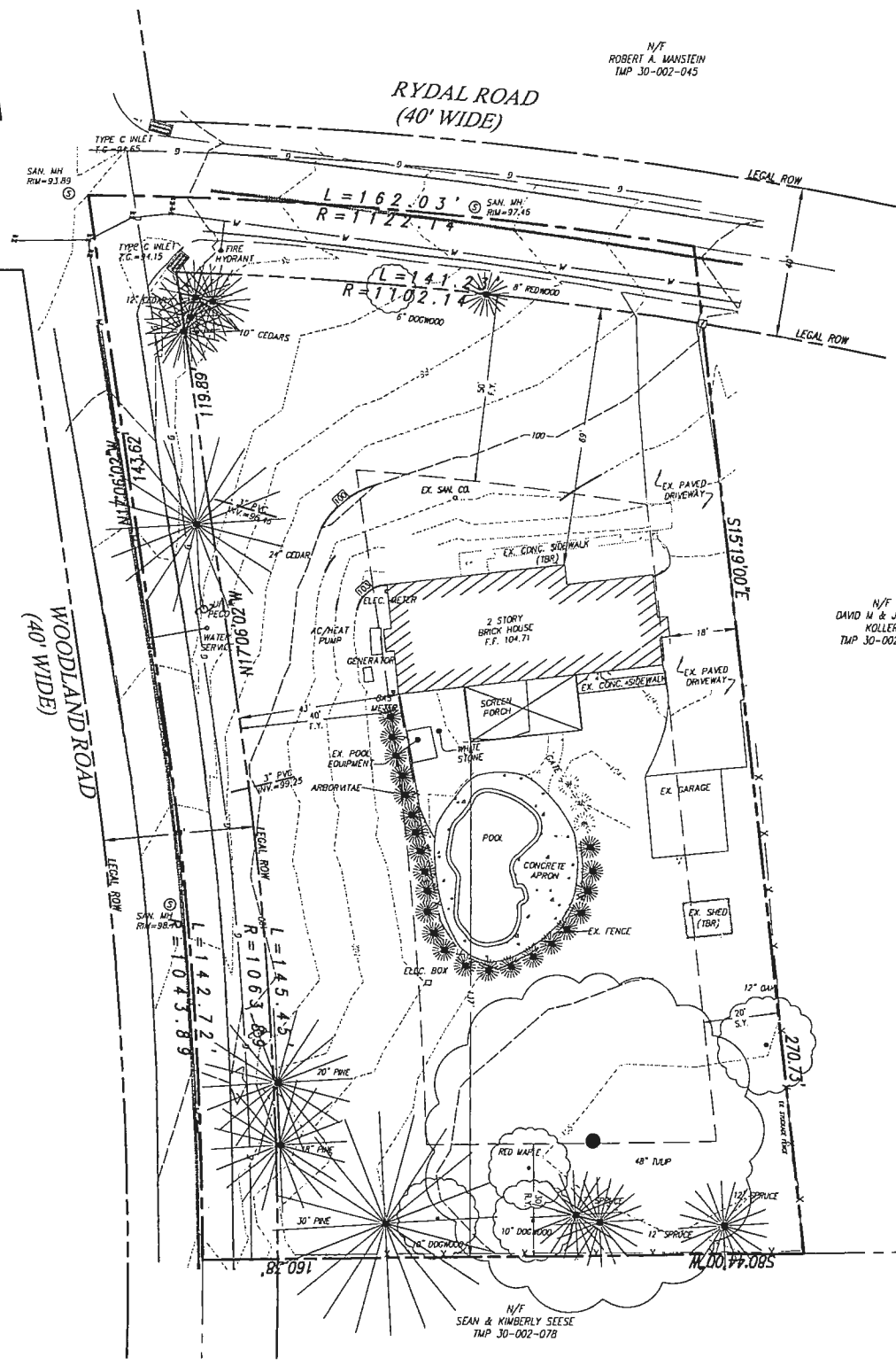
N/F  
TIMOTHY A & CHRISTINE M.  
MACCRACKEN  
TMP 30-003-043

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TMP 30-002-045

N/F  
JAMES J. & KATHRYN C.  
SMITH  
TMP 30-003-077

N/F  
DAVID N. & JULIE R.  
KOLLER  
TMP 30-002-074

N/F  
SEAN & KIMBERLY SEESE  
TMP 30-002-078



LOCATION MAP  
SCALE 1" = 600'

**SITE OWNER**  
THOMAS L. & CHRISTINE P. NEWMAN  
1407 RYDAL RD.  
RYDAL, PA. 19034

**APPLICANT/EQUITABLE OWNER**  
THOMAS L. & CHRISTINE P. NEWMAN  
1407 RYDAL RD.  
RYDAL, PA. 19034

**SITE DATA**  
1407 RYDAL RD.  
RYDAL, PA. 19034  
ABINGTON TOWNSHIP  
PARCEL# 300061168002

**ZONING**  
ZONING DISTRICT: R1 - LOW DENSITY RESIDENTIAL DISTRICT  
USE: SINGLE FAMILY HOME

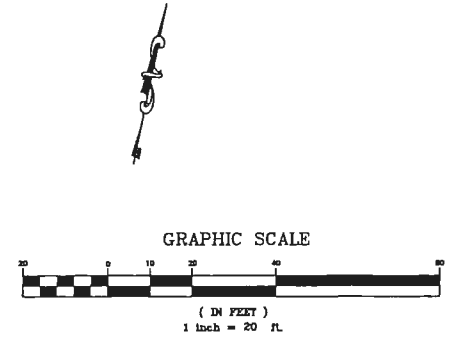
TOTAL SITE AREA:	43,876 SF. (1.00 AC)
LESS LEGAL R/W:	8,550 SF. (0.19 AC)
BASE SITE AREA:	35,326 SF. (0.81 AC)

	REQUIRED	EXISTING	PROPOSED
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MIN. LOT WIDTH:	200 FT.	137.43 FT.	137.43 FT.
MIN. LOT DEPTH:	100 FT.	270.73 FT.	270.73 FT.
MIN. FRONT YARD:	50 FT.	69 FT.	69.38 FT.
MIN. SIDE YARD:	20 FT.	17.90 FT.	8.49 FT.
MIN. REAR YARD:	30 FT.	137 FT.	82 FT.
MAX. BUILDING HEIGHT:	35 FT.	35 FT.	35 FT.
MAX. BLDG. COVERAGE:	20%	8.5%	10.0%
MAX. IMPERVIOUS COVER:	25%	22.2%	24.8%
ACCESSORY DWELLING UNIT:	10 FT.	N/A	8.37 FT.

\* EXISTING NON-CONFORMING

**IMPERVIOUS SURFACE CALCULATION**

EXISTING	PROPOSED
RESIDENCE - 2,435 SF.	RESIDENCE - 2,435 SF.
GARAGE - 440 SF.	IN-LAW SUITE - 920 SF.
DRIVEWAY - 2,292 SF.	DRIVEWAY - 2,043 SF.
CONC. S/P/POOL - 1,841 SF.	CONC. S/P/POOL - 2,355 SF.
WHITE STONE - 692 SF.	WHITE STONE - 562 SF.
SHED - 115 SF.	STONE WALL - 175 SF.
	STORAGE - 278 SF.
<b>TOTAL : 7,821 SF. (0.178 AC)</b>	<b>8,737 SF. (0.248 AC)</b>



PARCEL# 30-00-61168-002

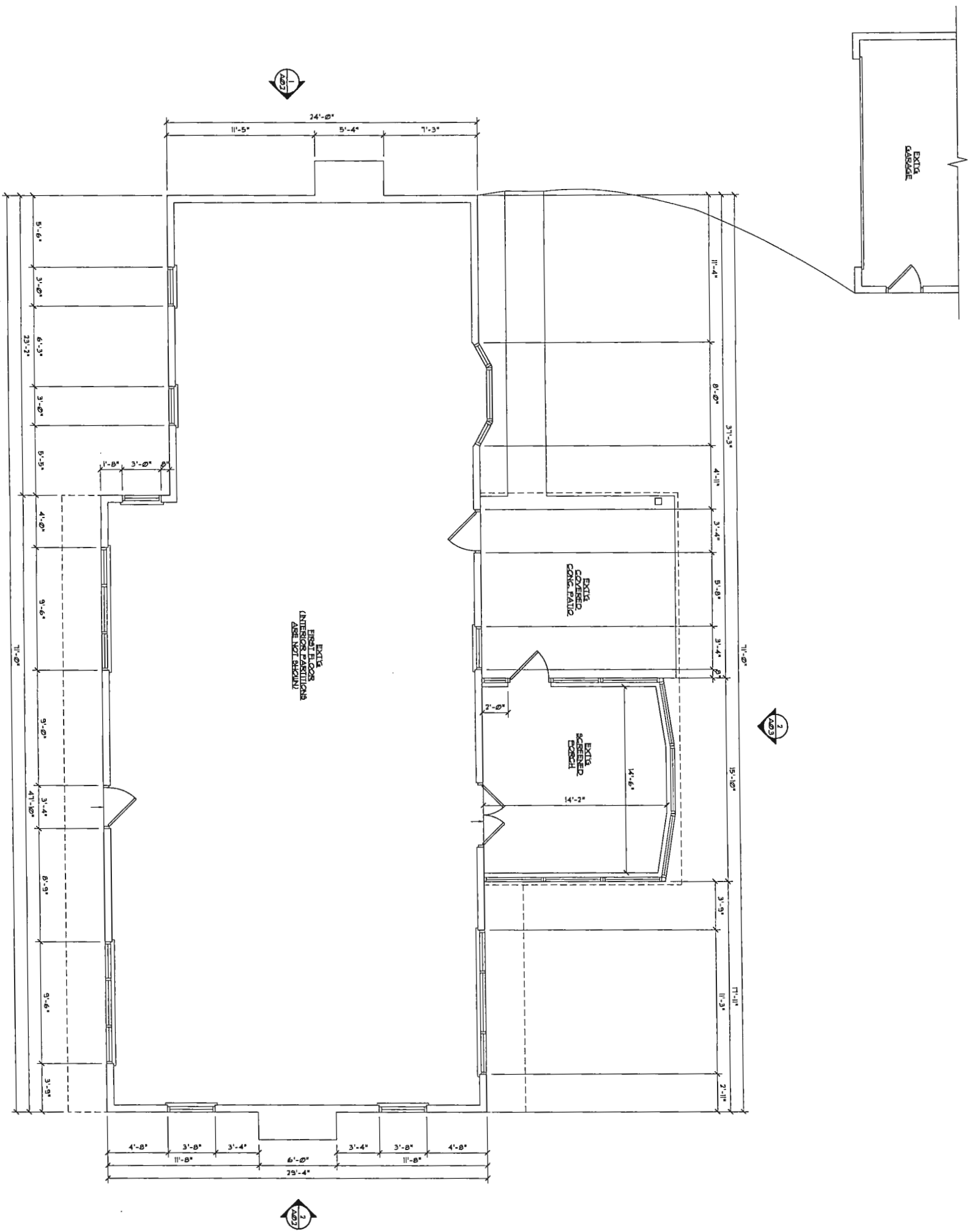
<b>EXISTING FEATURES PLAN</b>	<b>R. L. Showalter &amp; Associates, Inc.</b> <small>116 East Butler Avenue Chalfont, PA 18814 (215) 822-2990 FAX (215) 822-5684</small>	SCALE: 1"=20'	SITUATE: ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA.	SHEET <b>2 OF 2</b>
		DATE: 7-12-2019	PREPARED FOR: <b>THOMAS &amp; CHRISTINE NEWMAN</b> 1407 RYDAL ROAD RYDAL, PA. 19034	
DRAWN BY: LAZ		CHECKED BY: RLS		

NO.	DATE	COMMENT

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

PLAN INTENTION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THESE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY FEES AND OUT-OF-POCKET COSTS) ARISING AS THE RESULT OF SUCH USE. EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

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 File: F:\Users\rls\OneDrive\30-00-61168-002\_Plan.dwg-02.dxf  
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1  
A0.1  
SCALE: 1/4" = 1'-0"  
EXISTING FIRST FLOOR PLAN

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

SCALE: AS NOTED DRAWN BY: LA PROJECT #: BT12 DATE: 7/12/19 DRAWING NO.:	REVISIONS:    	OWNER: MR. & MRS. THOMAS NEWMAN 1407 RYDAL ROAD RYDAL, PA 19034	G.HIGGINS & ASSOCIATES ARCHITECTS GERARD J. HIGGINS, JR., P.A. 21 S. CLINTON STREET, SUITE 200 DOYLESTOWN, PA 19021 (717) 340-3344
---	----------------------------	--	---

A0.1



1  
A0.2  
EXISTING EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A0.2  
EXISTING WEST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

G. HIGGINS & ASSOCIATES  
ARCHITECTS  
GERARD J. HIGGINS, JR., P.A.  
21 S. CLINTON STREET, SUITE 200  
DOTTLESTOWN, PA 19031  
(215) 340-9344

OWNER:  
MR. & MRS. THOMAS NEUMAN  
1407 RYDAL ROAD  
RYDAL, PA 19034

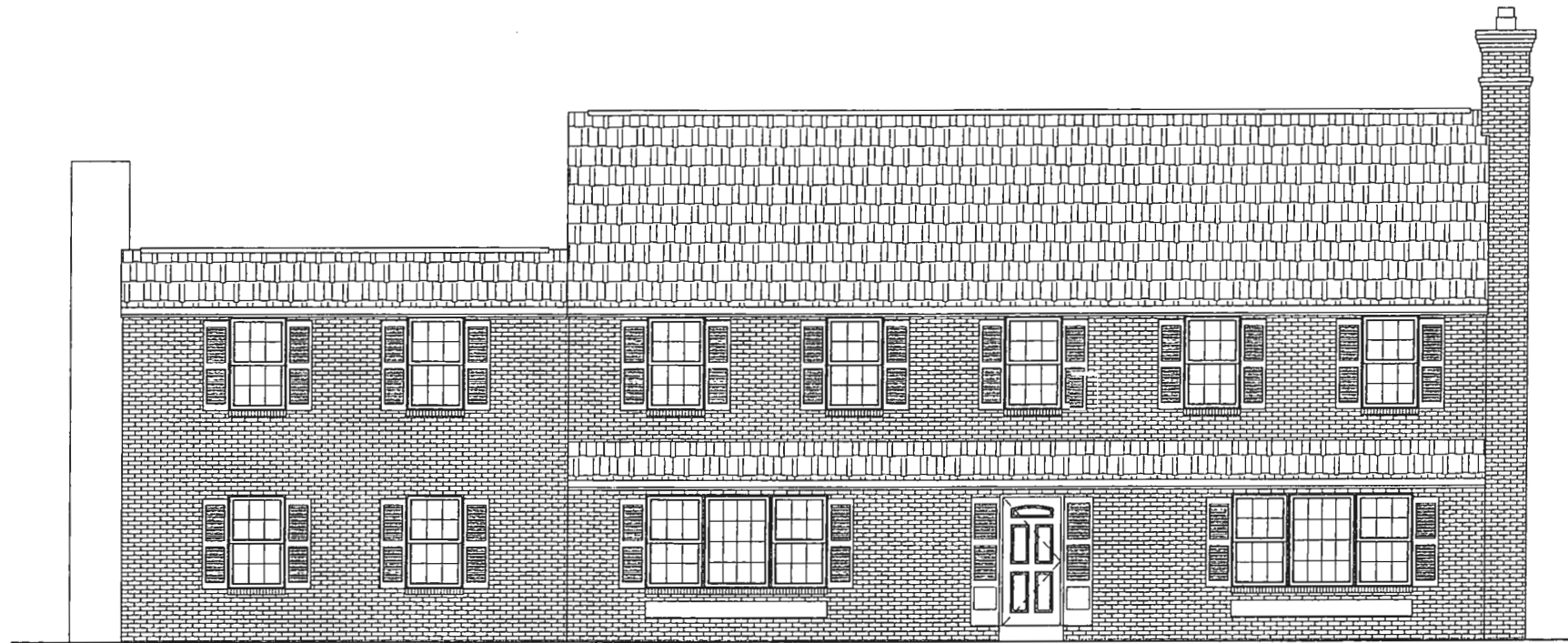
GARAGE ADDITION/ RENOVATIONS &  
NEW FRONT ENTRY PORCH FOR  
1407 RYDAL ROAD  
RYDAL, PA 19034

REVISIONS:

EXISTING  
ELEVATIONS

SCALE: AS NOTED  
DRAWN BY: IA  
PROJECT #: 19142  
DATE: 7/12/2019  
DRAWING NO.:

A0.2



1  
A0.3 EXISTING FRONT (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A0.3 EXISTING REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

G.HIGGINS & ASSOCIATES  
ARCHITECTS  
GERARD J. HIGGINS, JR., P.A.  
21 S. CLINTON STREET, SUITE 200  
DOYLESTOWN, PA 19340  
(717) 340-9344

OWNER:  
MR. & MRS. THOMAS NEUMAN  
1407 RYDAL ROAD  
RYDAL, PA 19034

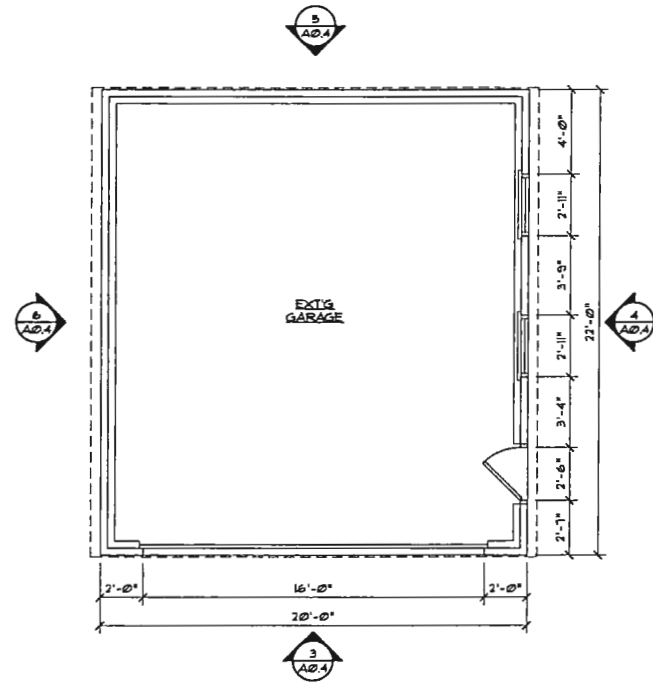
GARAGE ADDITION/ RENOVATIONS &  
NEW FRONT ENTRY PORCH FOR  
1407 RYDAL ROAD  
RYDAL, PA 19034

REVISIONS:

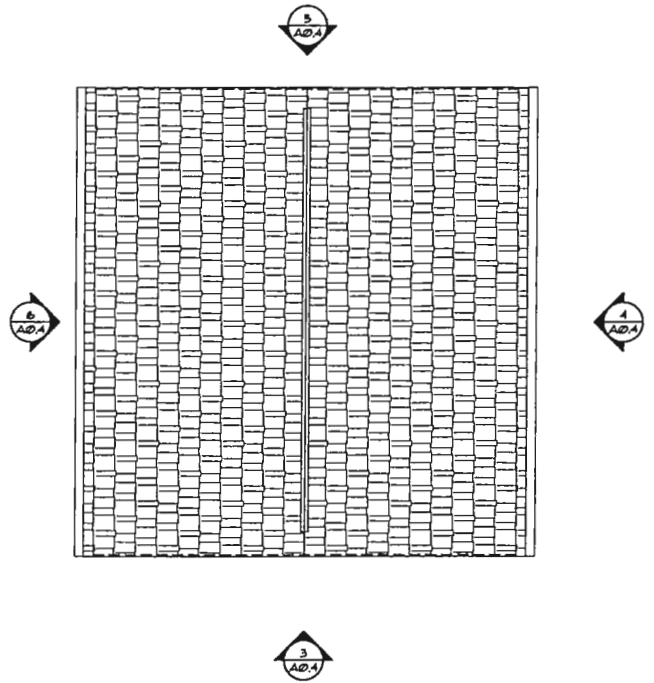
EXISTING  
ELEVATIONS

SCALE: AS NOTED  
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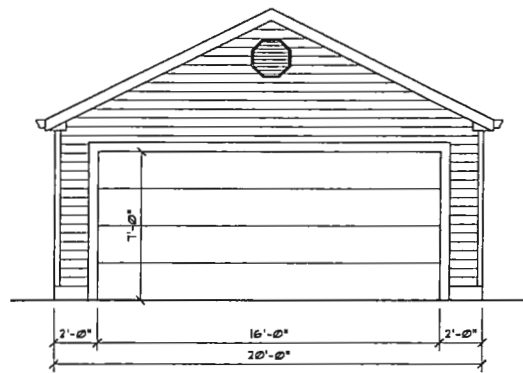
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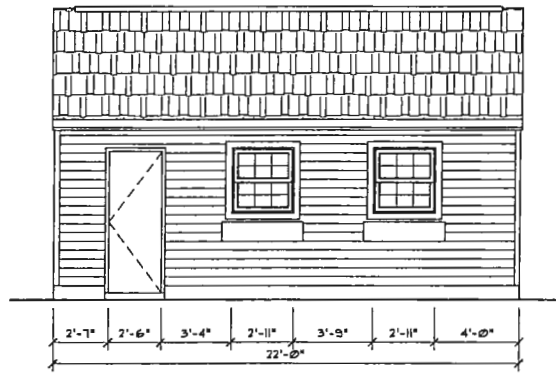
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EXISTING GARAGE PLAN  
SCALE: 1/4" = 1'-0"



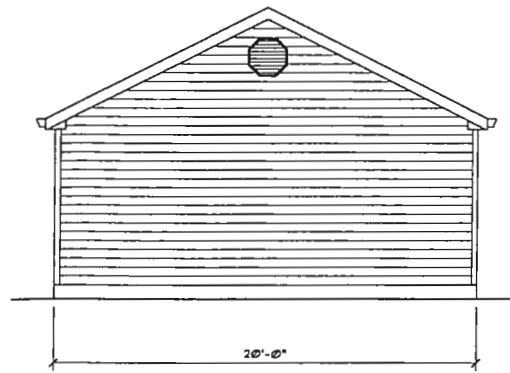
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EXISTING GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



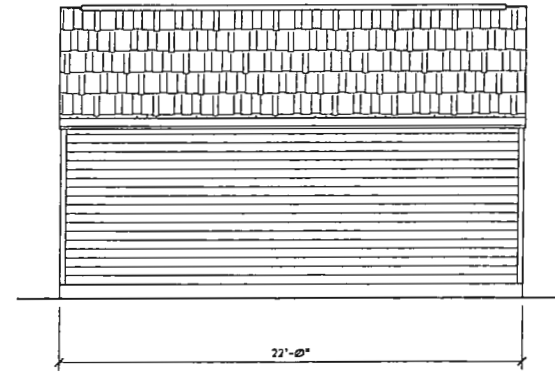
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A0.4  
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A0.4  
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



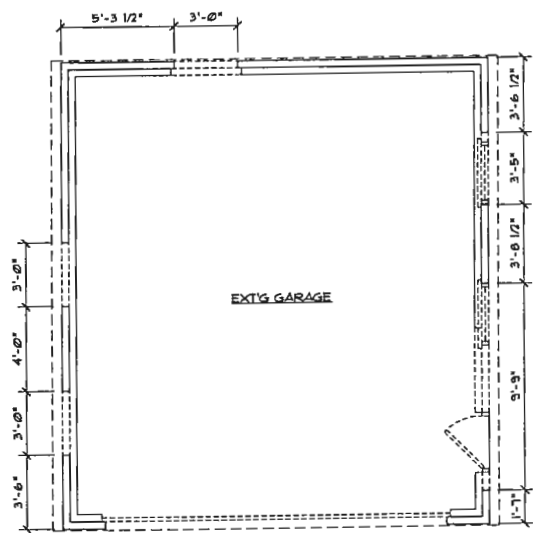
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EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



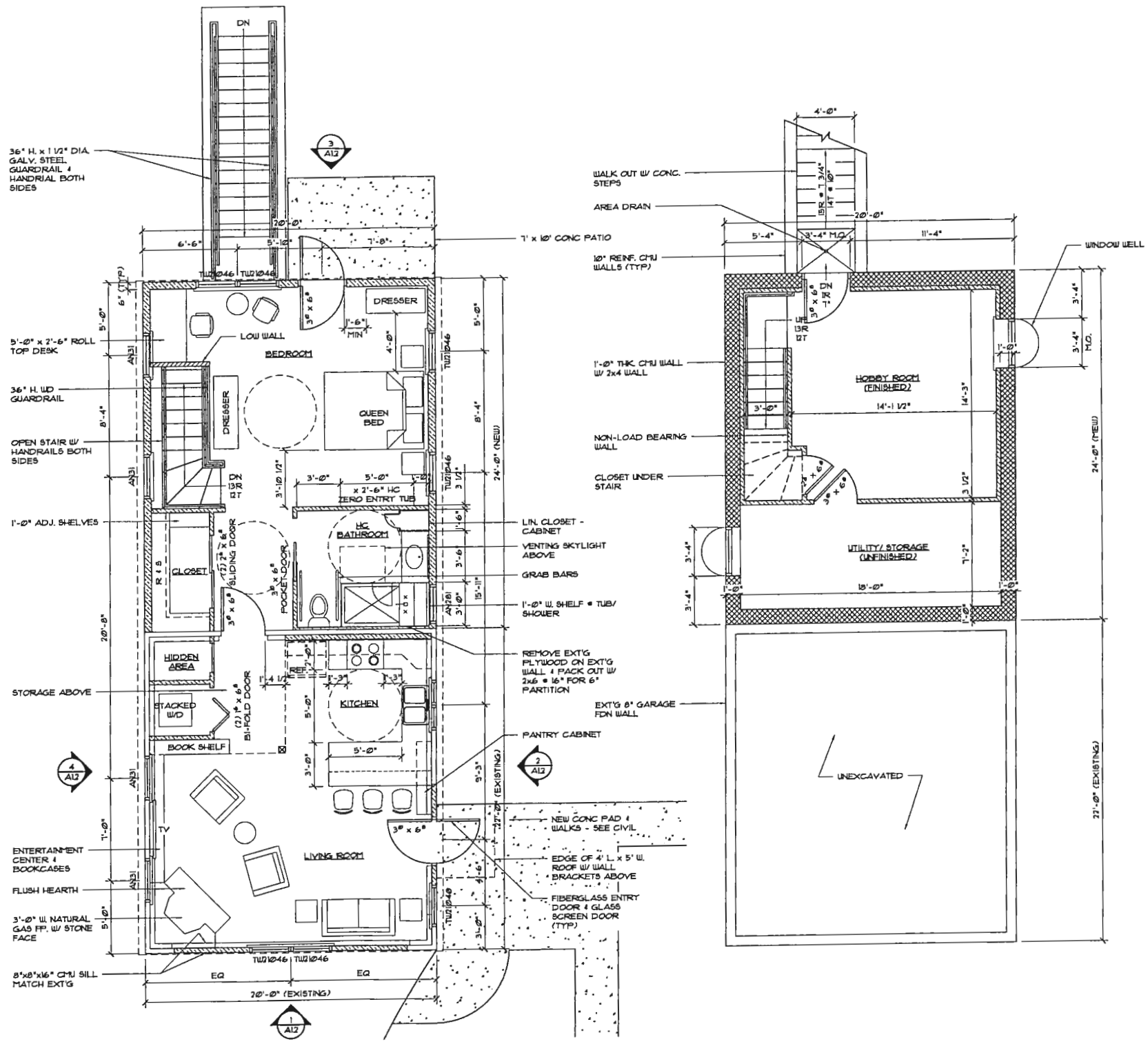
6  
A0.4  
EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

<p>OWNER: MR. &amp; MRS. THOMAS NEUMAN 1401 RYDAL ROAD RYDAL, PA 19034</p>	<p>G.HIGGINS &amp; ASSOCIATES ARCHITECTS GERARD J. HIGGINS, JR., P.A. 71 S. CLINTON STREET, SUITE 200 DOYLESTOWN, PA 19021 (215) 340-3344</p>	<p>GARAGE ADDITION/ RENOVATIONS &amp; NEW FRONT ENTRY PORCH FOR 1401 RYDAL ROAD RYDAL, PA 19034</p>										
<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>												
<p>EXISTING GARAGE PLANS &amp; ELEVATIONS</p>												
<p>SCALE: AS NOTED DRAWN BY: IA PROJECT #: 19142 DATE: 7/12/2019 DRAWING NO.:</p>												
<p>A0.4</p>												



**1** GARAGE DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



**2** NEW IN-LAW SUITE PLAN  
SCALE: 1/4" = 1'-0"

**3** IN-LAW SUITE BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

**G. HIGGINS & ASSOCIATES**  
ARCHITECTS  
GERARD J. HIGGINS, JR., P.A.  
21 S. CLINTON STREET, SUITE 200  
DOTHLESTOWN, PA 19041  
(717) 346-3344

OWNER:  
MR. & MRS. THOMAS NEUMAN  
1407 RYDAL ROAD  
RYDAL, PA 19034

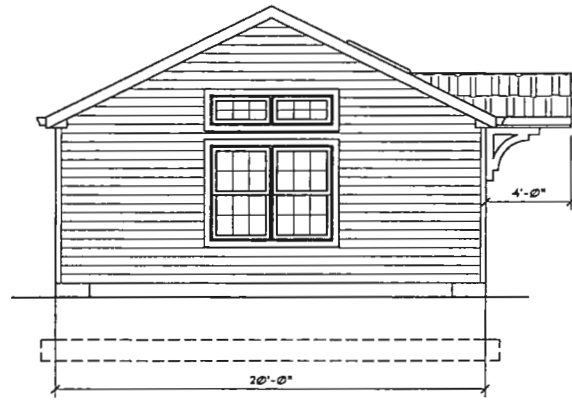
**GARAGE ADDITION/ RENOVATIONS &  
NEW FRONT ENTRY PORCH FOR  
1407 RYDAL ROAD  
RYDAL, PA 19034**

REVISIONS:

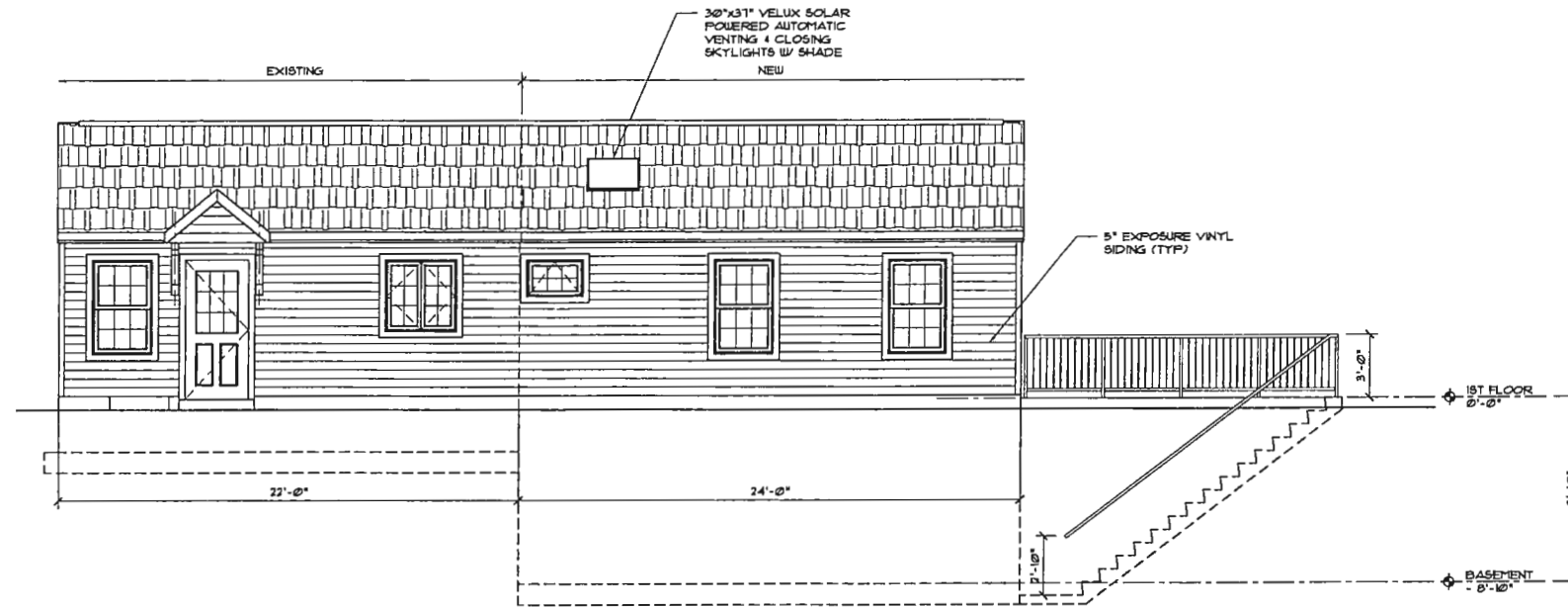
IN-LAW SUITE  
PLANS -

SCALE: AS NOTED  
DRAWN BY: IA  
PROJECT #: 18742  
DATE: 7/12/2019  
DRAWING NO.:

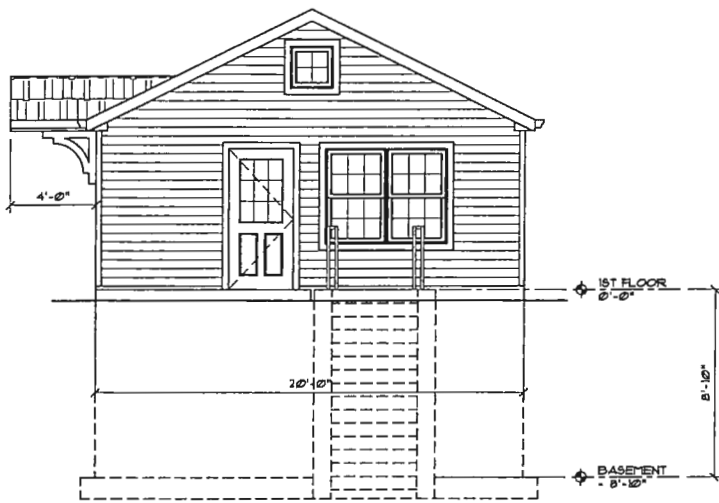
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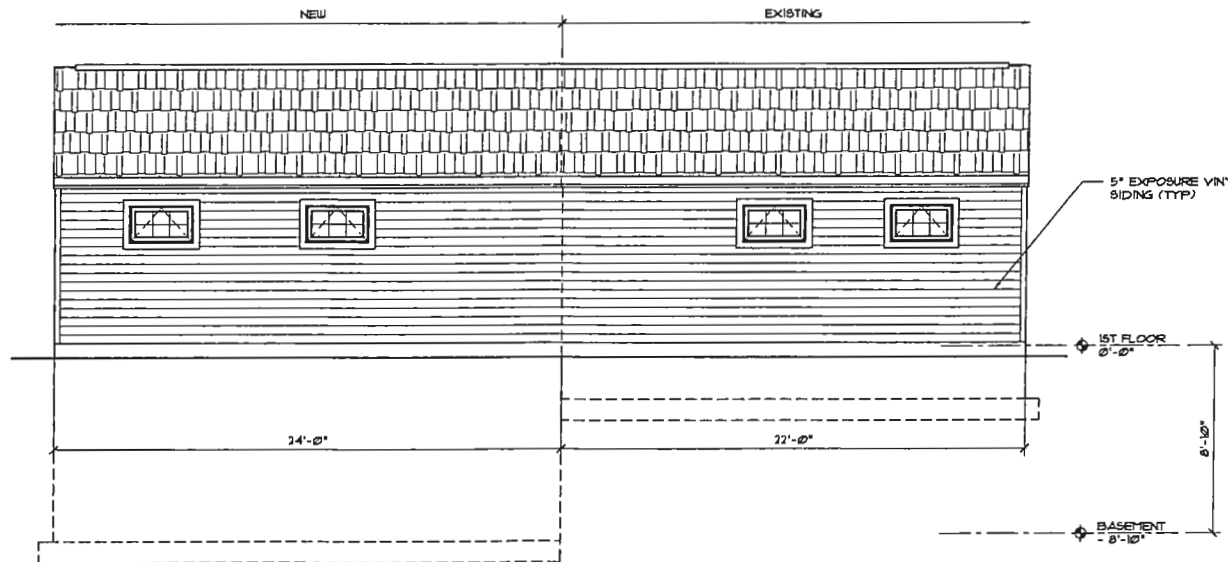
1  
A12  
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A12  
**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
A12  
**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



4  
A12  
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

G.HIGGINS & ASSOCIATES  
ARCHITECTS  
GERARD J. HIGGINS, JR. P.A.  
21 S. CLINTON STREET, SUITE 200  
DOYLESTOWN, PA 19340  
(215) 346-3344

OWNER:  
MR. & MRS. THOMAS NEUMAN  
1401 RYDAL ROAD  
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &  
NEW FRONT ENTRY PORCH FOR  
1401 RYDAL ROAD  
RYDAL, PA 19034

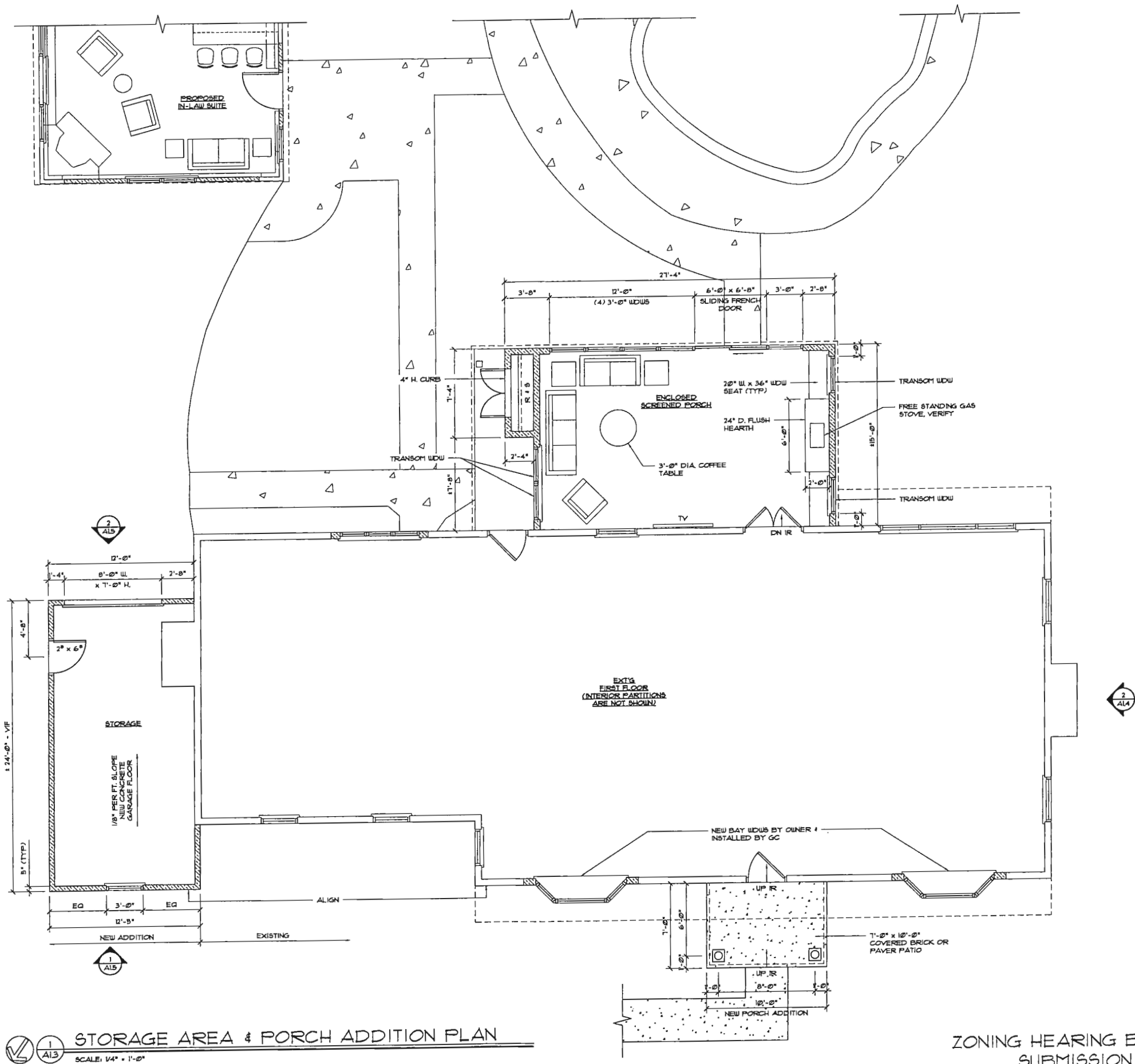
REVISIONS:

IN-LAW SUITE  
ELEVATIONS

SCALE: AS NOTED  
DRAWN BY: JA  
PROJECT #: 19142  
DATE: 7/12/2019  
DRAWING NO.

A12





**STORAGE AREA & PORCH ADDITION PLAN**  
 SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
 SUBMISSION  
 7/12/2019

**G.HIGGINS & ASSOCIATES**  
 ARCHITECTS  
 GERARD J. HIGGINS, JR., P.A.  
 218 CLINTON STREET, SUITE 200  
 DOYLESTOWN, PA 19501  
 (215) 346-9344

OWNER:  
 MR. & MRS. THOMAS NEUMAN  
 1401 RYDAL ROAD  
 RYDAL, PA 19034

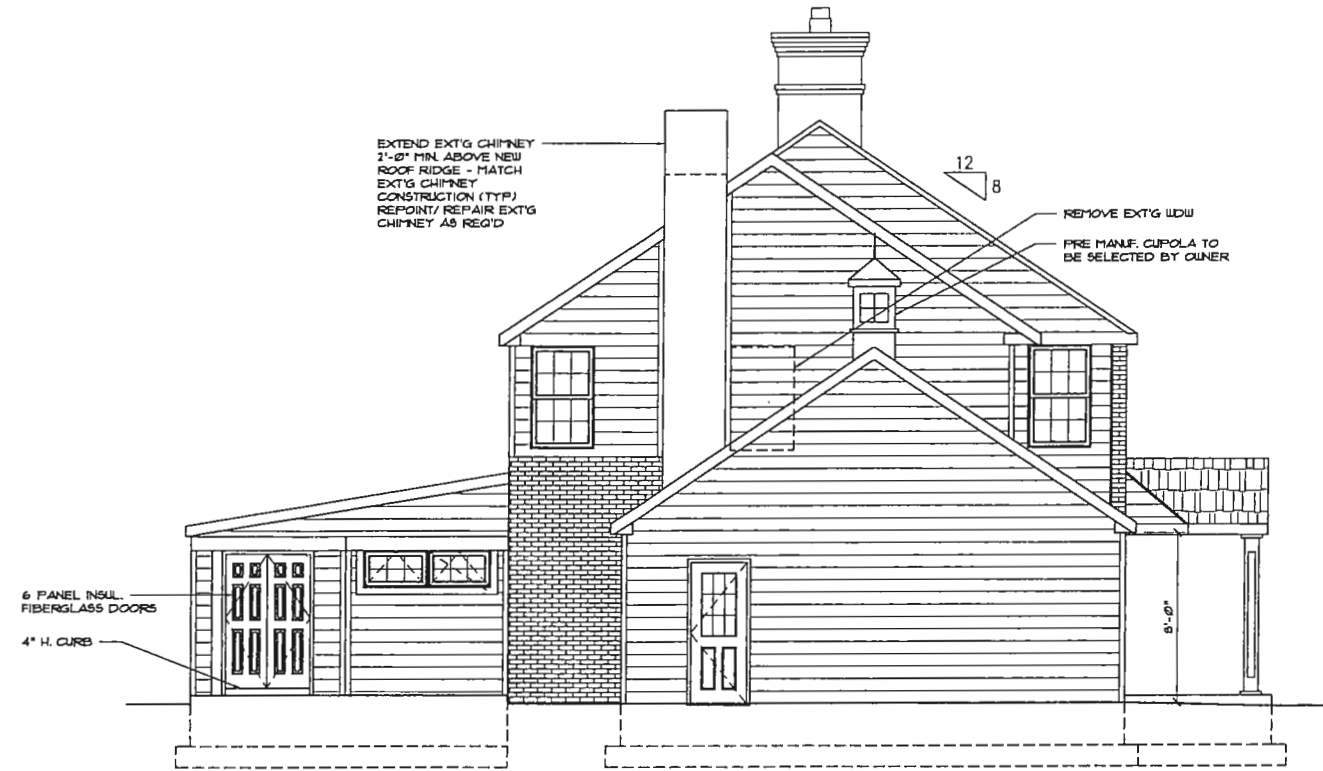
GARAGE ADDITION/ RENOVATIONS &  
 NEW FRONT ENTRY PORCH FOR  
 1401 RYDAL ROAD  
 RYDAL, PA 19034

REVISIONS:

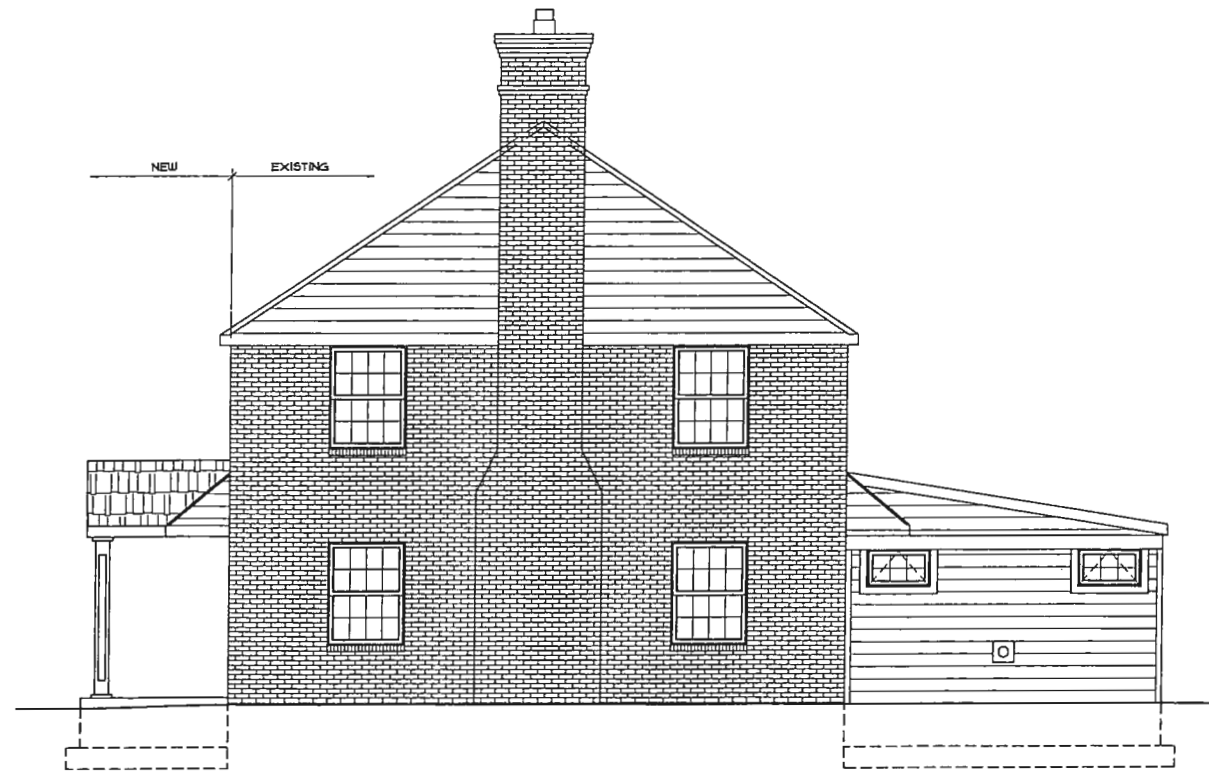
PROPOSED  
 STORAGE AREA  
 & PORCH  
 ADDITION PLAN

SCALE: AS NOTED  
 DRAWN BY: IA  
 PROJECT #: 19142  
 DATE: 7/12/2019  
 DRAWING NO.:

A1.3



1  
A1.4  
PROPOSED EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A1.4  
PROPOSED WEST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

G. HIGGINS & ASSOCIATES  
ARCHITECTS  
GERARD J. HIGGINS, JR., P.A.  
71 S. CLINTON STREET, SUITE 200  
DOYLESTOWN, PA 19340  
(717) 340-3344

OWNER:  
MR. & MRS. THOMAS NEUMAN  
1407 RYDAL ROAD  
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &  
NEW FRONT ENTRY PORCH FOR  
1407 RYDAL ROAD  
RYDAL, PA 19034

REVISIONS:

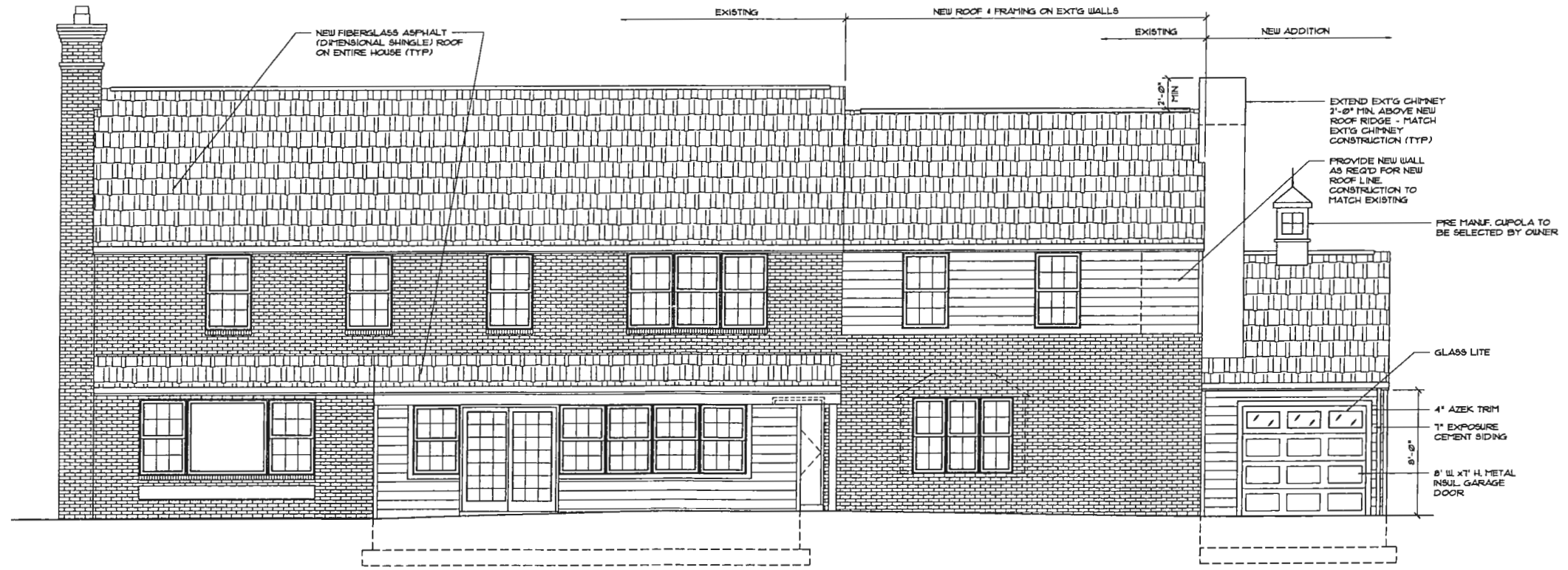
PROPOSED  
ELEVATIONS

SCALE: AS NOTED  
DRAWN BY: IA  
PROJECT #: 15142  
DATE: 7/12/2019  
DRAWING NO.:

A1.4



1  
A1.5  
PROPOSED FRONT (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A1.5  
PROPOSED REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

ZONING HEARING BOARD  
SUBMISSION  
7/12/2019

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OWNER:  
MR. & MRS. THOMAS NEUMAN  
1401 RYDAL ROAD  
RYDAL, PA 19034

GARAGE ADDITION/ RENOVATIONS &  
NEW FRONT ENTRY PORCH FOR  
1401 RYDAL ROAD  
RYDAL, PA 19034

REVISIONS:

PROPOSED  
ELEVATIONS

SCALE: AS NOTED  
DRAWN BY: LA  
PROJECT #: 19142  
DATE: 7/12/2019  
DRAWING NO.:

A1.5