



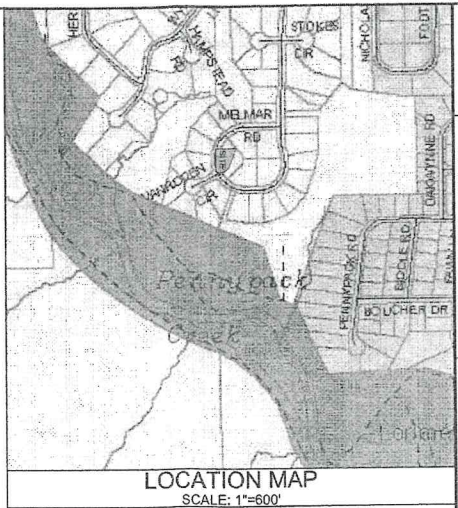
EXISTING HARD FEATURES WHICH HAVE BEEN BUILT WITHOUT PERMITS

EXISTING IMPERVIOUS SURFACE TABULATION	REQUIREMENT	REQUIRED (LAND PRESERVATION DISTRICT)	EXISTING
DWELLING 4,344	MINIMUM LOT AREA	10,030 SF	23,845 SF
GARAGE/POOL HOUSE 323	MINIMUM LOT FRONTAGE	50 FT	296.37 FT
PORCH 299	MINIMUM LOT DEPTH*	125 FT	178.50 FT
PAVED DRIVE 1,811	MINIMUM FRONT YARD	30 FT	50.71 FT
PAVING/CONC. WALLS 1,434	MINIMUM SIDE YARD	15 FT	27.84 FT (PRIMARY RESIDENCE)
POOL 240			3.28 FT (DECK)
TOTAL (SF) 8,959	MINIMUM REAR YARD	30 FT	N/A
IMPERVIOUS RATIO 97.57%	MAXIMUM IMPERVIOUS SURFACE RATIO	45%	37.57%
	MAXIMUM BUILDING COVERAGE	35%	19.57%
	MAXIMUM BUILDING HEIGHT	43 FT	44.0 FT
	MIN. BLDG. ELEVATION FOR RES. DWELLING	30 FT	---
	ACCESSORY BUILDING		
	MAXIMUM BUILDING AREA	1,520 SF	323 SF
	YARD SETBACK	4 FT	2.84 FT**
	SETBACK FROM PRINCIPAL BLDG.	10 FT	10.45 FT

- THE FOLLOWING VARIANCES FROM THE ABRINGTON TOWNSHIP ZONING ORDINANCE ARE REQUESTED:
- SECTION 1702.A VARIANCE TO PERMIT THE DECK TO BE 5.03 FEET FROM THE SIDE PROPERTY LINE INSTEAD OF THE REQUIRED 15 FEET.
 - 2103.A-A-22.2 TO PERMIT THE EXISTING ACCESSORY RESIDENTIAL STRUCTURE TO BE LOCATED 2.84 FT FROM THE SIDE PROPERTY LINE INSTEAD OF THE REQUIRED 4 FEET.
 - 2103.A-A-24.3 TO PERMIT THE POOL TO BE LOCATED 4.97 FEET FROM THE PRIMARY RESIDENTIAL STRUCTURE, 4.95 FEET FROM AN ACCESSORY STRUCTURE AND 1.40 FEET FROM THE DECK INSTEAD OF THE REQUIRED 10 FEET.
 - 2103.A-A-24.12 TO PERMIT THE GARAGE/POOL HOUSE TO BE LOCATED 2.84 FEET FROM THE SIDE PROPERTY LINE AND 5.05 FEET FROM THE POOLS EDGE.

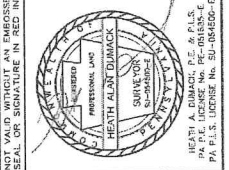
GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42061G0402G, EFFECTIVE DATE MARCH 2, 2016.
- TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD83).
- REFERENCE IS MADE TO A FINAL PLAN OF WELMAR, PREPARED BY CHARLES E. SHUMAKER, INC. BEING DATED MAY 8, 1990 AND LAST REVISED JULY 1, 1990 AS RECORDED IN PLAN BOOK A-041, PG 33.



CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES A PRELIMINARY LOCATION SURVEY FOR CONSTRUCTION PHASE AND IS WORKING SINCE 4/1/2008. PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

THIS PROJECT AND PLAN PREPARED FOR WELMAR, INC. (CLIENT). THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS REVIEWED THE RECORD PLANS FOR THE PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS REVIEWED THE RECORD PLANS FOR THE PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS REVIEWED THE RECORD PLANS FOR THE PROJECT.



DUMACK ENGINEERING
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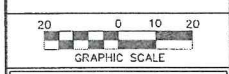
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS

REV.	DATE	REVISION
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EXISTING PARCEL INFO:
 T.M.P. No. 20-00-74740-60-2
 DEED BOOK 5862 PAGE No. 02834
 CURRENT ZONING: R-1

OWNER OF RECORD:
 COOY LUBSKY
 295 WYNDMOOR CIRCLE
 WYNDMOOR VALLEY, PA 19006

APPLICANT:
 SAME AS ABOVE



ZONING VARIANCE PLAN
 295 WYNDMOOR CIRCLE
 ABRINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

DATE: HAD
 SCALE: 1"=20'
 PLAN NO: 6473
 DATE: AUG. 5, 2020
 SHEET NO. 1 of 1