



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON APRIL 8, 2015.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS; VERTICAL DATUM IS USGS ASSUMED.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT

R-1 RESIDENTIAL DISTRICT	REQUIRED	EXIST.	PROPOSED
MIN. LOT AREA	2 ACRES	2.151 ACRES	2.151 ACRES
MIN. LOT WIDTH	200 FT.	256 FT.	256 FT.
MAX. BUILDING AREA	12%	5.1%	4.07%
MIN. FRONT YARD SETBACK	75 FT.	63.2 FT.*	63.2 FT.*
MIN. SIDE YARD SETBACK	40 FT.	40 FT.	64.2 FT.
MIN. REAR YARD SETBACK	40 FT.	226 FT.	226 FT.
MAX. IMPERVIOUS SURFACES	15%	8.7%	9.5%
MAX. BUILDING HEIGHT	35 FT.	<35 FEET	<35 FEET

PROPERTY OWNER

NICHOLAS L. & THERESA A. VASTARDIS
29 HARVEY LANE
MALVERN, PA 19355

PROPERTY INFORMATION

DEED REF. 5679-2358
UPI #54-3-22.35
LOT AREA: 2.151 ACRES (93,688 S.F.)

IMPERVIOUS COVERAGE

	EXIST.	PROPOSED
DWELLING	2,913 S.F.	2,913 S.F.
DRIVE	1,289 S.F.	1,289 S.F.
WALKS	344 S.F.	344 S.F.
PORCHES	220 S.F.	220 S.F.
POOL	1,942 S.F.	1,942 S.F.
SHEDS	505 S.F.	305 S.F.
GRAVEL	575 S.F.	575 S.F.
PATIO	412 S.F.	412 S.F.
STORAGE BUILDING	—	836 S.F.
TOTAL	8,160 S.F.	8,896 S.F.

NET ADDITIONAL IMPERVIOUS = 776 S.F.

VARIANCE REQUEST:

150-34 YARD EXCEPTION FOR ACCESSORY USES AND BUILDING: APPLICANT RESPECTFULLY REQUESTS RELIEF FROM THIS SECTION OF THE ORDINANCE IN ORDER TO CONSTRUCT A PERMITTED ACCESSORY STRUCTURE IN THE SIDE AND FRONT YARD AREAS OF THIS PARCEL, WITHOUT BEING SITUATED NOT LESS THAN 10 FEET FURTHER BACK FROM THE STREET LINE THAN THE REARMOST PORTION OF THE MAIN BUILDING.

150-10, C1, AREA REGULATIONS; YARDS: APPLICANT RESPECTFULLY REQUESTS RELIEF FROM THIS SECTION OF THE ORDINANCE IN ORDER TO CONSTRUCT A PERMITTED ACCESSORY STRUCTURE IN THE FRONT YARD OF THIS PARCEL.

EXISTING MAIN STRUCTURE IS EXISTING NON-CONFORMING WITH REGARD TO THE FRONT YARD SETBACK. PROPOSED ACCESSORY GARAGE WILL HAVE A GREATER FRONT YARD SETBACK THAN THE EXISTING MAIN STRUCTURE. ACCESSORY STRUCTURE WILL ALSO HAVE A 15' SIDEYARD SETBACK VERSUS THE 3' ALLOWABLE.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 129 (2014) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR REMOVAL.
OHSA 1926.951 SPECIAL EXCAVATION REQUIREMENTS
OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-825-7100
PA ONE CALL
SERIAL NO. XXXXXXXXXX
TAX PARCEL #54-3-22.35

LEGEND

- 480 --- EXIST. 5' CONTOURS
- 440 --- EXIST. 1' CONTOURS
- OHE --- EXIST. OVERHEAD WIRES
- --- EXIST. RIGHT-OF-WAY
- --- EXIST. BOUNDARY LINE
- --- EXIST. BUILDING SETBACK LINE
- X 125 522.12 --- EXIST. DOOR SILL ELEVATION
- --- EXIST. IRON PIN
- --- EXIST. LIGHT STANDARD
- --- EXIST. UTILITY POLE
- --- DECIDUOUS TREE



NICHOLAS L. VASTARDIS, P.E.

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
29 Harvey Lane | Malvern, PA 19355 | Ph: 610.644.9663 | Fx: 610.644.3789 | Email: vcellc@vcrizon.net

PLAN PREPARED FOR:

NICHOLAS L. & THERESA A. VASTARDIS
29 HARVEY LANE

MILLISTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

ZONING HEARING EXHIBIT

DRAWN BY	SDI
CHECKED BY	NY
DATE	04-15-15
SCALE	1"=20'

SHEET 1
of 1