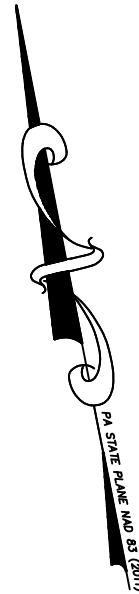


LEGEND

- ADJOINER BOUNDARY LINE
- TRACT BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT



OWNER OF RECORD:

IMMACULATE CONCEPTION ROMAN CATHOLIC CHURCH
SITE ADDRESS:
604 WEST AVENUE
JENKINTOWN, PA 19046

BLOCK 14 UNIT 24 (PARID: 10-00-04784-00-3)
(DEED) DEED BOOK 1287 PAGE 508

SITE AREA

48,692 SQ. FT. OR 1.118 ACRES (NET)

LOT AREA PER DWELLING UNIT

REQUIRED:
1,500 SF FOR THE FIRST D.U.,
1,200 SF FOR EACH LOT THEREAFTER
LOT 1
4,587 SF (3 D.U. PERMITTED)

PROPOSED:
3 D.U.

PARKING REQUIREMENTS

REQUIRED:
APARTMENT BUILDING:
1.5 SPACES PER DWELLING UNIT
3 DWELLINGS x 1.5 = 5 SPACES
RETAIL USE:
0 SPACES FOR FIRST 450 SF
400 SF PROPOSED = 0 SPACES

PROPOSED:
APARTMENTS = 5 SPACES
REMAINING SPACES FOR RELIGIOUS INSTITUTION = 115 SPACES⁽⁵⁾
TOTAL = 120 SPACES

CALCULATION OF FIRST FLOOR RETAIL SPACE

REQUIRED:
20% OF THE FIRST FLOOR
1,582 SF x 0.20 = 316 SF

PROPOSED:
400 SF
400 SF/1,582 SF = 25%

ZONING DATA

ZONED: TC - TOWN CENTER DISTRICT
EXISTING USE: RELIGIOUS INSTITUTION AND THEIR ANCILLARY USES (NOT PERMITTED)⁽¹⁾
PROPOSED USES: RELIGIOUS INSTITUTION AND THEIR ANCILLARY USES (NOT PERMITTED)⁽¹⁾
APARTMENTS (PERMITTED ABOVE FIRST FLOOR AS A CONDITIONAL USE)⁽²⁾

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	1,500 SF	48,692 SF	4,587 SF	44,105 SF
MIN. LOT WIDTH				
(Ø SETBACK)	25 FT.	225 FT.	54 FT.	187 FT.
BUILD TO LINE	BUILDINGS SHALL BE: 1) BUILT TO THE SIDEWALK; 2) THE FRONT SETBACK SHOULD BE THE AVERAGE OF THE TWO CLOSEST STRUCTURES ON THE SAME SIDE OF THE STREET WITH A MAX SETBACK OF 10 FEET; OR 3) SETBACK FROM THE SIDEWALK A MAX OF 15 FEET FOR PURPOSES OF A PLAZA, SQUARE, COURTYARD, RECESSED ENTRANCE, OR OUTDOOR DINING LOCATED IN THE FRONT SETBACK.	1 FT.	1 FT.	10.74 FT.

SIDE YARD SETBACK	10 FT. BETWEEN BLDGS (5 FT./BLD)	7.20 FT ⁽¹⁾	3.60 FT ⁽³⁾	3.60 FT ⁽³⁾
REAR YARD SETBACK	15 FT. FOR BLDGS ≥2 STORES	3 FT ⁽¹⁾	15 FT.+	3 FT ⁽¹⁾
MAX. IMPERV. COVERAGE	100%	<100%	<100%	<100%
BUILDING HEIGHT	4 STORES/48 FT. PROVIDED THERE IS A 10' SETBACK FROM THE BUILDING FACADE FOR FLOORS ABOVE THE 3RD STORY	4 STORES/48 FT.	4 STORES/48 FT.	4 STORES/48 FT.
MAX. BLDG. FOOTPRINT FOR NON-RESIDENTIAL BLDGS.	10,000 SF	10,725 SF ⁽¹⁾	1,582 SF	10,725 SF ⁽¹⁾

FLOOR AREA RATIO

PERMITTED:
A FLOOR AREA RATIO (F.A.R.) OF 2.0 IS PERMITTED
A BONUS OF 0.5 IS PERMITTED WHEN BUILDINGS ARE LOCATED WITHIN 2,500 FEET OF A TRANSIT FACILITY OR A PUBLIC PARKING FACILITY. THE EXISTING BUILDINGS ARE WITHIN 650 FEET OF A BUS STOP.

LOT 1
4,587 SF x 2.5 = 11,467 SF
LOT 2
44,105 SF x 2.5 = 110,262 SF

PROPOSED:
LOT 1
1,582 SF FOOTPRINT x 4 STORES = 6,328 SF
6,328 SF/4,587 SF = F.A.R. OF 1.4
LOT 2
TOTAL FLOOR AREA = 52,142 SF
52,142 SF/44,105 SF = F.A.R. OF 1.2

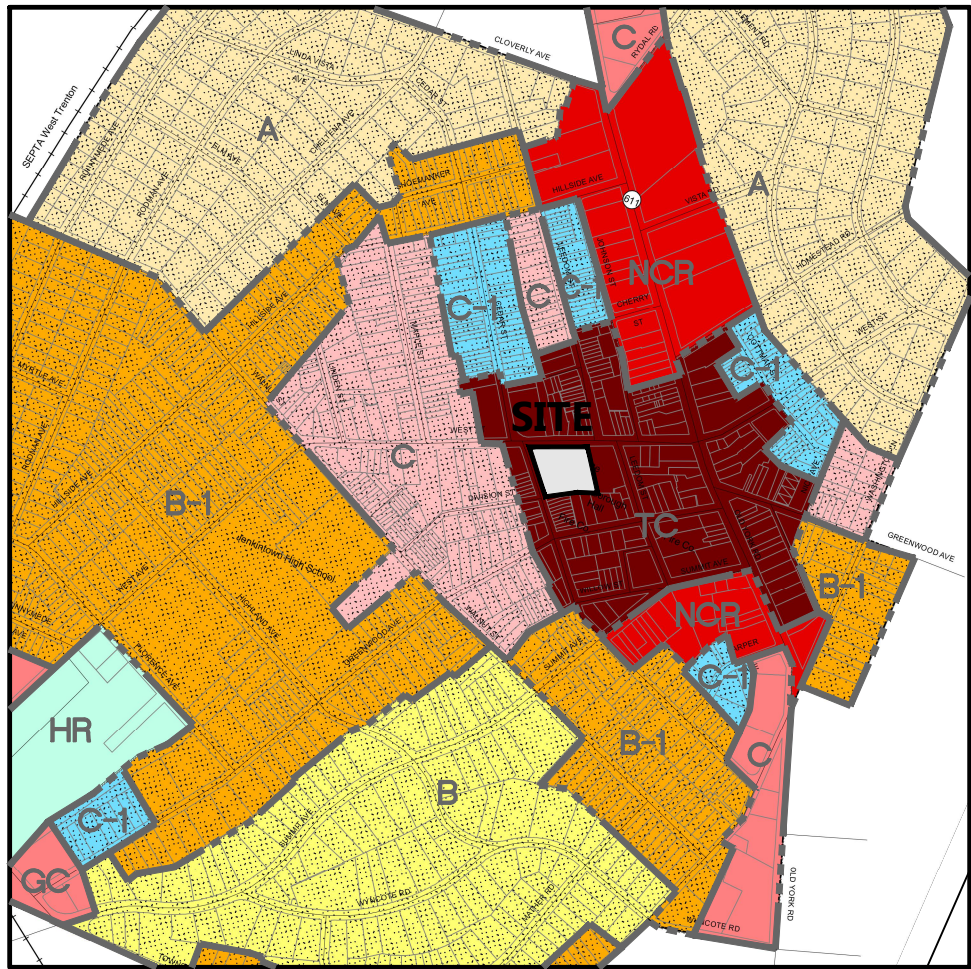
- (1) EXISTING NONCONFORMITY.
- (2) TWENTY PERCENT OF THE FIRST FLOOR OF THE BUILDING LOCATED ALONG THE STREET FRONTAGE SHALL BE WALK-IN OFFICE OR RETAIL USES, NOT ASSOCIATED WITH THE OPERATION OF THE RESIDENTIAL PORTION (E.G. SALES OFFICE, GYM, ETC.)(SEE CALCULATION HEREON).
- (3) VARIANCE REQUIRED.
- (4) EXCEPT CHURCH BELL TOWER, WHICH WOULD BE AN EXISTING NONCONFORMITY.
- (5) INCLUDES 93 EXISTING SPACES ON ADJOINING PARCEL (PARID 10-00-04788-00-8), WHICH IS OWNED BY SAME OWNER. THE 115 SPACES ARE ADEQUATE TO SUPPORT THE CHURCH AND DAYCARE USES.

VARIANCE TO BE REQUESTED:

§181-42.D. REQUIRING A SIDE YARD SETBACK OF 5 FEET/10 FEET BETWEEN BLDGS.
A SIDE YARD SETBACK OF 3.60 FEET IS PROPOSED, ALTHOUGH BOTH BUILDINGS ARE EXISTING.

GENERAL NOTES:

1. THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN JUNE 2022. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
2. A PLANIMETRIC SURVEY WAS PERFORMED BY VCEA IN JUNE 2022. THE VERTICAL DATUM IS NAVD 88 AS DERIVED FROM RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETOPS TRIMBLE VRS NETWORK.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM COMMITMENT NUMBER: PAF422-0848, PREPARED BY LAND SERVICES USA, INC., AGENT TO FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT DATE OF FEBRUARY 11, 2022.
4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017. (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON JUNE 6, 2022 (SERIAL NO. 20221570997).
5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS, ALTHOUGH PER NWI MAPPING, THIS SITE DOES NOT CONTAIN REGULATED WATERS NOR WETLANDS.
7. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 382 OF 451, MAP NUMBER 42091C0382G, EFFECTIVE DATE MARCH 2, 2016.
8. THIS SITE CONSISTS ENTIRELY OF URBAN SOILS PER NRCS MAPPING.



SITE LOCATION MAP

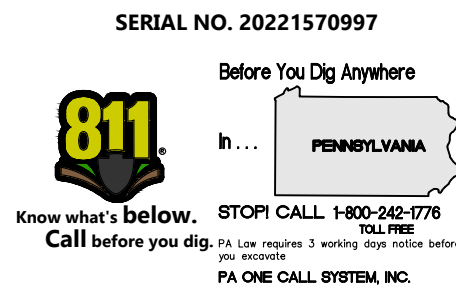
SCALE: 1"=800'

GRAPHIC SCALE

0 400 800 1600

1 INCH = 800 FT

SERIAL NO. 20221570997



GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSION, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION, OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ZONING HEARING EXHIBIT PLAN

FOR

MAX E. MERCADO

DATE: MARCH 3, 2023
SCALE: 1"=20'
DESIGNED BY: LSM
DRAWN BY: LSM
CHECKED BY: SDC
JOB NUMBER: 22-01-JEN

BLOCK 14 UNIT 24
PARID: 10-00-04784-00-3

JENKINTOWN BOROUGH
MONTGOMERY COUNTY,
PENNSYLVANIA

01 of 01