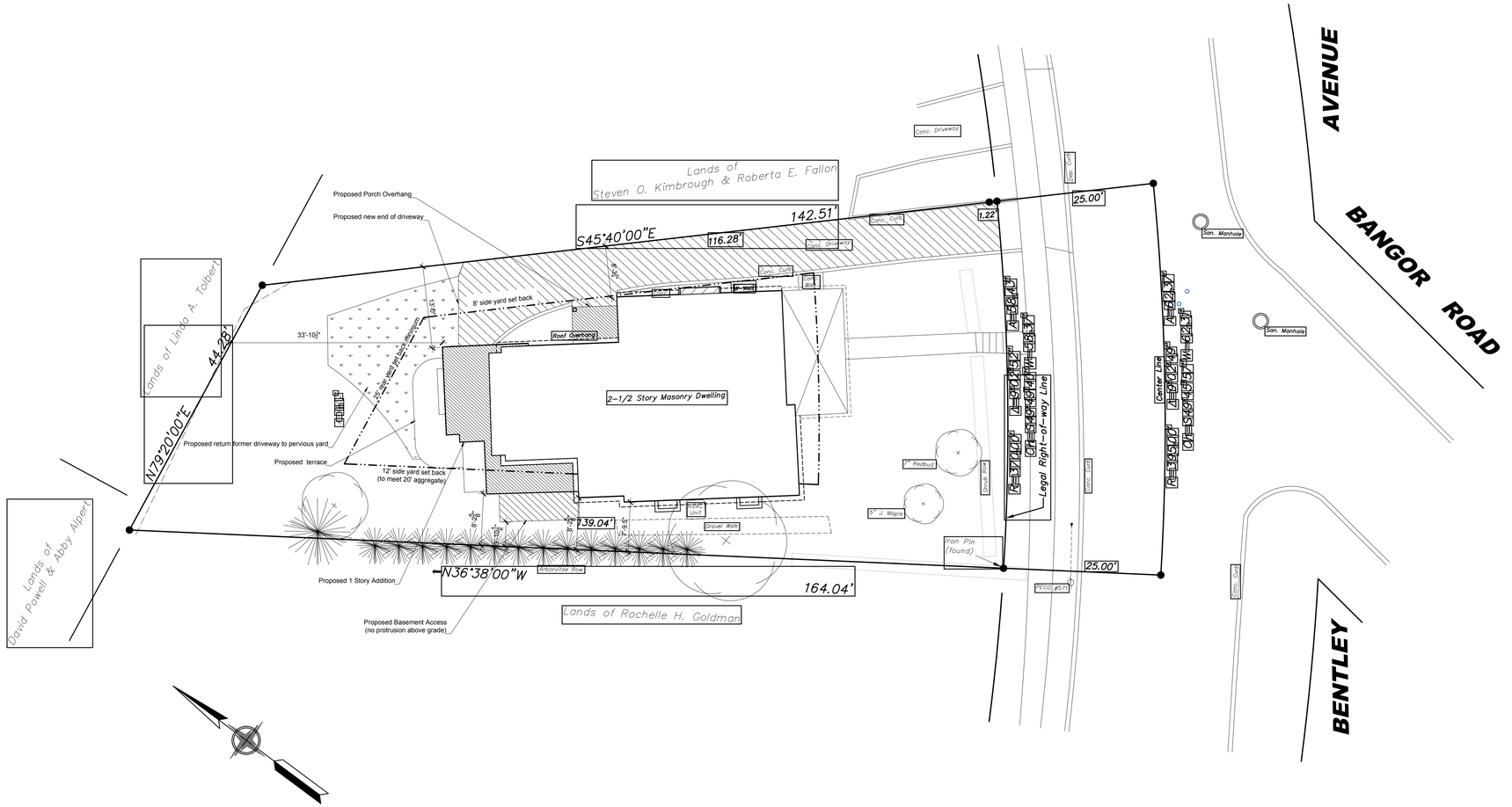
LOCATION OF SITE
Conestoga Rd
Ludlow Rd
Kenwood Rd
Kenwood Ave
Kenwood Pl
Kenwood Ter
Fairview Rd
Fairview Ave
Fairview Pl
Fairview Ter
Bala Ave
Kenwood Rd
Kenwood Ave
Kenwood Pl
Kenwood Ter
Fairview Rd
Fairview Ave
Fairview Pl
Fairview Ter

Bulk Zoning: Single Family Detached Dwelling
District R4 Residential

	REQUIRED	EXISTING	PROPOSED AT ADDITION
Min. Lot Area	6,000 square feet	6,225 square feet	no change
Min. Lot Width	65'	41.52'	no change
Min. Front Yard	30'	30'	no change
Min. Side Yard (structure)	8' & 20'Agg.	7.8' Min, 15.8' Agg.	no change
Min. Side Yard (basement access)		7.8' Min, 15.8' Agg.	3'-10.5" Min, 11-10.5" Agg.
Min. Rear Yard	25'	43'-2"	33'-10.5"
Max. Building Coverage	39% (2.340 sf)	20.8%	23.9%
Max. Impervious Coverage	30% (1,800 sf)	49.4%	47.7%
Max Building Height	3 Stories or 35 Feet	2 1/2 Stories, <35'	no change

Proposed Impervious Coverage Calculations:

	existing	proposed
lot gross	7711.5	
lot net	6225	
structure	1375.3 (22.1%)	1488 (23.9%)
roof overhang	70.6	96.6
porch	181.0	226
driveway	1229.5	803
bilco	39.6	
basement access		53.2
window wells	12	12
walkways / patio	84	202
gravel path	86	86



1 / Z2 PROPOSED Site Plan
1" = 10'-0"

105 Bentley Avenue, Bala Cynwd, PA

Cerwinka - Mele

STRUCTURAL:

ARCHITECT:
inHabit LLC
1930 Dog Kennel Road
Media, PA 19063
o - 215.966.8674

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
DARRAH M. GEARY
No. RA-409385

DATE: 14 Nov 2019
SCALE:
Project No: 1905

DRAWING TITLE:

Z2

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