

Millan Architects 215.248.1244 MILLANARCHITECTS.COM

BRENNAN RESIDENCE

8430 ARDLEIGH STREET PHILADELPHIA, PA 19118

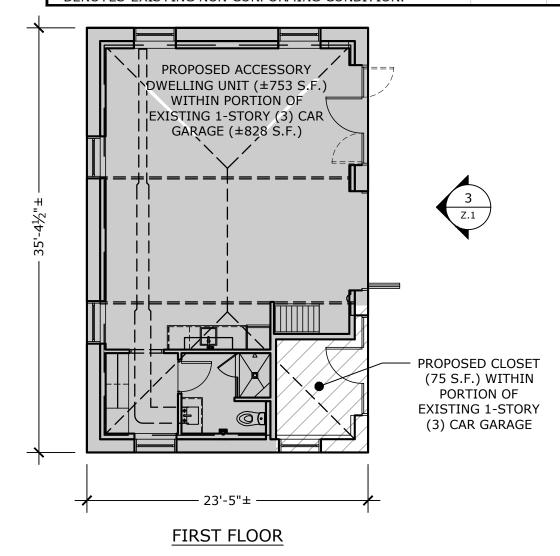
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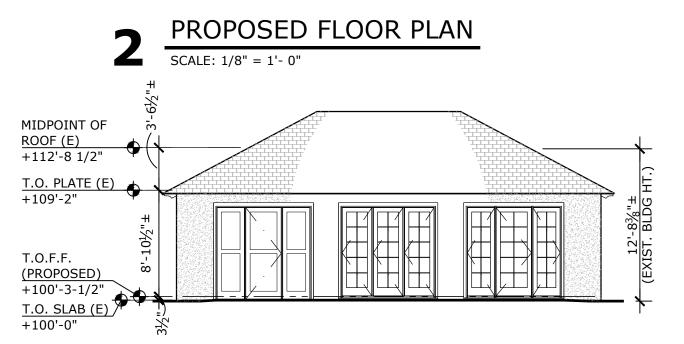
STRUCTURAL ENGINEER

M/E/P ENGINEER

CIVIL ENGINEER

ZONING CODE INFOR		Property Add						
ZONING DISTRICT:	RSA-3							
	REQUIRED	<u>.</u>	EXISTING:			PROPOSED:		
MIN. LOT WIDTH (FT.):	25.00	FT.	40.00	FT.		40.00	FT.	
MIN. LOT AREA (S.F.):	2,250.00	S.F.	6,592.00	S.F.		6,592.00	S.F.	
MIN. OPEN AREA (% OF LOT)	50.0%		4,633.00	S.F.	70.3%	4,633.00	S.F.	70.3%
AVAILABLE BLDG AREA (% OF LOT)	50.0%		1,337.00	S.F.	20.3%	1,337.00	S.F.	20.3%
PRINCIPAL BUILDING REQUIREMENT	S							
MIN. FRONT YARD SETBACK (FT.)	8.00	FT.	17.66	FT.	±	17.66	FT.	
MIN. SIDE YARD SETBACK (FT.)	8.00	FT. (2)	3.10	FT.	± *	3.10	FT. *	
MIN. REAR YARD SETBACK (FT.)	15.00	FT.	87.69	FT.	±	87.69	FT.	
MAX. BUILDING HEIGHT (FT.)	38.00	FT. (MAX.)	<38.00	FT.	±	<38.00	FT.	
ACCESSORY BUILDING REQUIREMEN	TS							
MIN. SETBACK TO SIDEWALK (FT.)	18.00	FT.	145.35	FT.	±	145.35	FT.	
MIN. SIDE YARD SETBACK (FT.)	3.00	FT.	1.46	FT.	± *	1.46	FT. *	
MIN. REAR YARD SETBACK (FT.)	3.00	FT.	3.35	FT.	±	3.35	FT.	
MAX. BUILDING HEIGHT (FT.)	15.00	FT. (MAX.)	12.70	FT.	±	12.70	FT.	
(E) DENOTES EXISTING, PROP. DE	NOTES PROPO	SED.						
* DENOTES EXISTING NON CONFOR	MING CONDIT	ION.						













EXISTING CONTEXT PHOTO#2: VIEW FROM STREET









EXISTING CONTEXT PHOTO#6: INTERIOR VIEW OF EXISTING GARAGE

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DATE DESCRIPTION

1/8" = 1'-0" | 11/16/2021

PROPOSED EXTERIOR ELEVATION - NORTH (FRONT)