



8430 ARDLEIGH STREET
PHILADELPHIA, PA 19118

PROJECT NUMBER

190.01

CIVIL ENGINEER

STRUCTURAL ENGINEER

M/E/P ENGINEER

SEAL

NOTES

[illegible]

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MATTHEW MILLAN ARCHITECTS, INC.
DRAWING TITLE

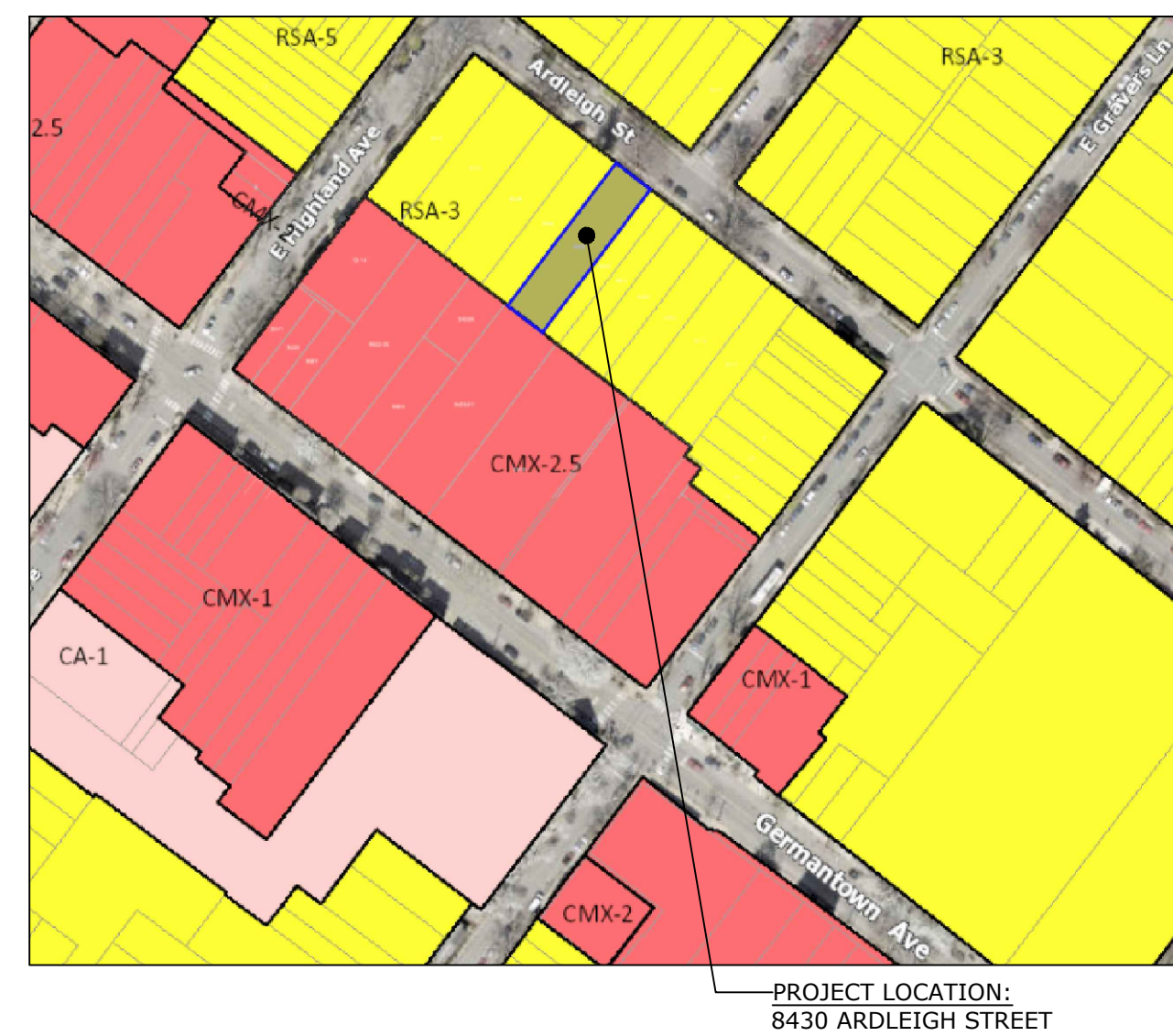
SCALE	DATE
1/8" = 1'-0"	12/01/2021

DRAWING NUMBER



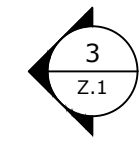
ARDLEIGH STREET
50' WIDE LEGALLY OPEN
R.O.W. ON CITY PLAN

PHOTO #3



ZONING CODE INFORMATION		Property Address: 8430 Ardleigh Street	
ZONING DISTRICT:		RSA-3	
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH (F.T.):	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%
AVAILABLE BLDG AREA (% OF LOT)	50.0%	1,337.00 S.F.	20.3%
PRINCIPAL BUILDING REQUIREMENTS			
MIN. FRONT YARD SETBACK (F.T.)	8.00 FT.	17.66 FT. ±	17.66 FT.
MIN. SIDE YARD SETBACK (F.T.)	8.00 FT. (2)	3.10 FT. ± *	3.10 FT. *
MIN. REAR YARD SETBACK (F.T.)	15.00 FT.	87.69 FT. ±	87.69 FT.
MAX. BUILDING HEIGHT (F.T.)	38.00 FT. (MAX.)	<38.00 FT. ±	<38.00 FT.
ACCESSORY BUILDING REQUIREMENTS			
MIN. SETBACK TO SIDEWALK (F.T.)	18.00 FT.	145.35 FT. ±	145.35 FT.
MIN. SIDE YARD SETBACK (F.T.)	3.00 FT.	1.46 FT. ± *	1.46 FT. *
MIN. REAR YARD SETBACK (F.T.)	3.00 FT.	3.35 FT. ±	3.35 FT.
MAX. BUILDING HEIGHT (F.T.)	15.00 FT. (MAX.)	12.70 FT. ±	12.70 FT.

(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.
 * DENOTES EXISTING NON CONFORMING CONDITION.



2 PROPOSED
SCALE: 1/8" = 1' - 0"

