

AL:

CONSULTANTS:

RESIDENCE
113 WEST CHESTNUT HILL AVENUE,
PHILADELPHIA, PA 19118
ZP-2022-008877

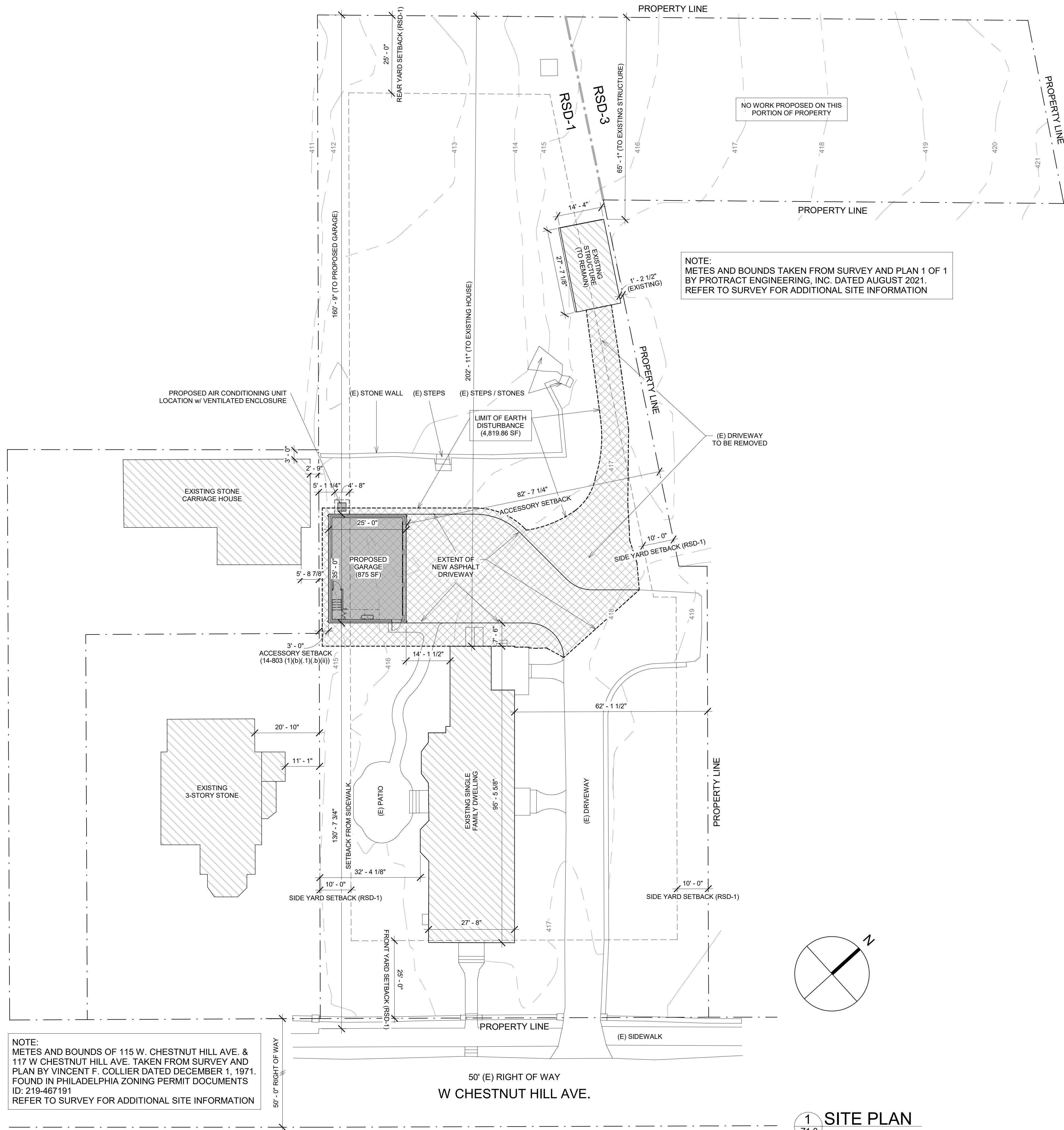
VISION:

TE: 12/2/2022

SCALE: $1/16" = 1'-0"$

PG. NO.:

SITE PLAN



LOT INFORMATION

ADDRESS: 113 W. CHESTNUT HILL AVE.,
PHILADELPHIA, PA 19118

OWNER: DANIEL JOSEPH SPILLANE
KATRINA EILEEN SPILLANE

OPA ACCOUNT #: 092226400

ZONING INFORMATION

ZONING DISTRICT:
RSD-1 (35,498 SF (80.24%))
RSD-3 (8,740 SF (19.76%))

ZONING OVERLAY DISTRICT:
 WWO - WISSAHICKON WATERSHED OVERLAY DISTRICT
 (AREA OF EARTH DISTURBANCE: 4,848.04 SF)
 EDO - EIGHTH DISTRICT OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS

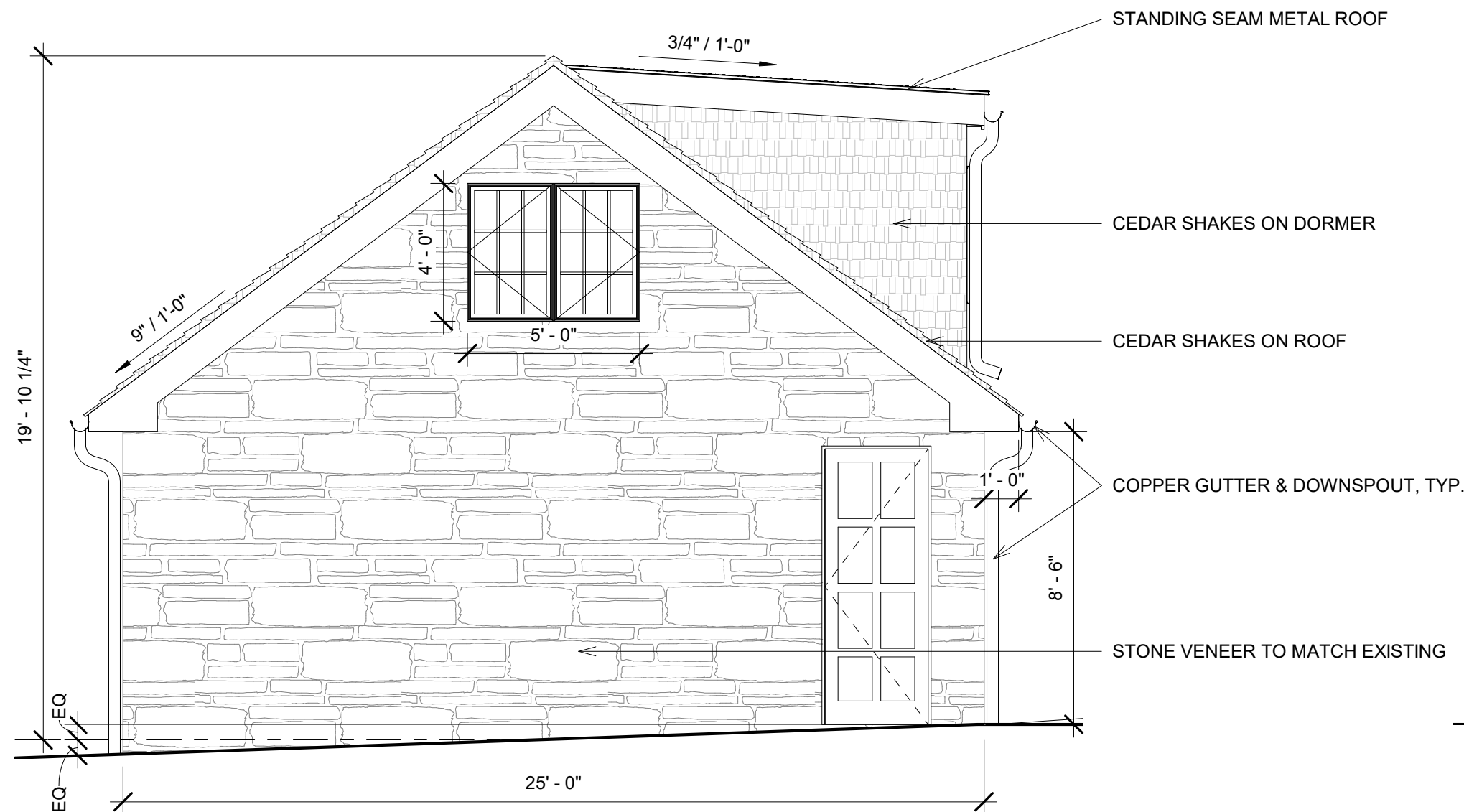
TOTAL LOT AREA: 44,438 SF (1.0202 ACRES)

<u>RSD-1</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED GARAGE</u>
MIN. LOT WIDTH	50 FT	125 FT	NO CHANGE
MIN. LOT AREA	5,000 SF	44,438 SF	NO CHANGE
MAX. OCCUPIED AREA	30%	6.28%	8.25%
TOTAL IMPERVIOUS SETBACKS		8,938 SF (20.1%)	9,035.5 SF (20.33%)
FRONT YARD	25 FT MIN.	24.19 FT	127.88 FT
SIDE YARD	2/ 10 FT EACH	32.34 FT / 62.13 FT	3 FT / 82.48 FT
REAR YARD	25 FT MIN.	202.81 FT	160.22 FT
MAX. HEIGHT	38 FT		14.59 FT

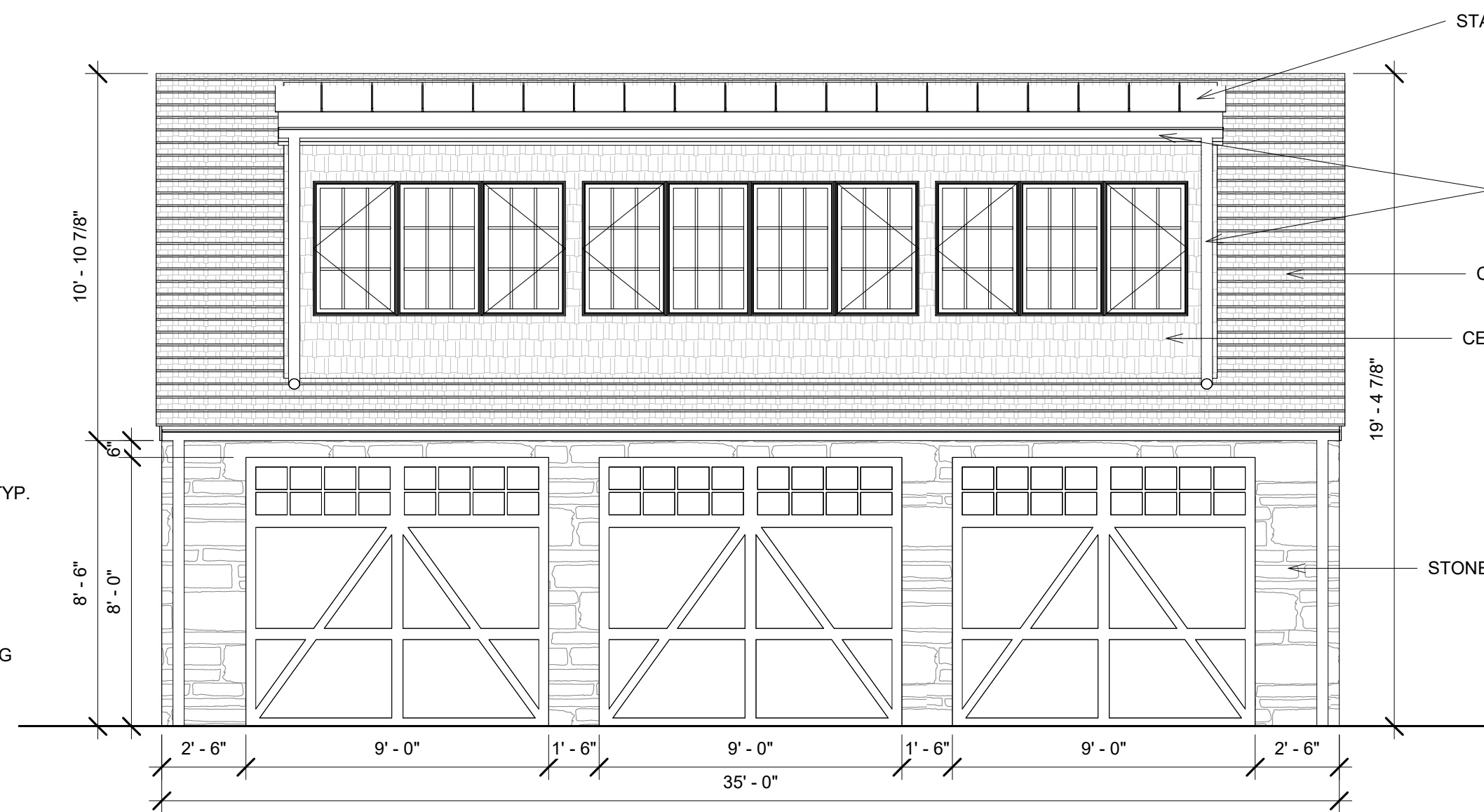
RSD-3 (NO WORK PROPOSED IN THIS ZONING DISTRICT)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	50 FT	N/A	N/A
MIN. LOT AREA	5,000 SF	N/A	N/A
MAX. OCCUPIED AREA	30%	N/A	N/A
SETBACKS			
FRONT YARD	25 FT MIN.	N/A	N/A
SIDE YARDS	2/ 10 FT EACH (25 FT TOTAL)	N/A	N/A
REAR YARD	25 FT MIN.	N/A	N/A
MAX. HEIGHT	38 FT	N/A	N/A

ACCESSORY PARKING (RESIDENTIAL) 14-803 (1)(b)(.1)(b)(ii)

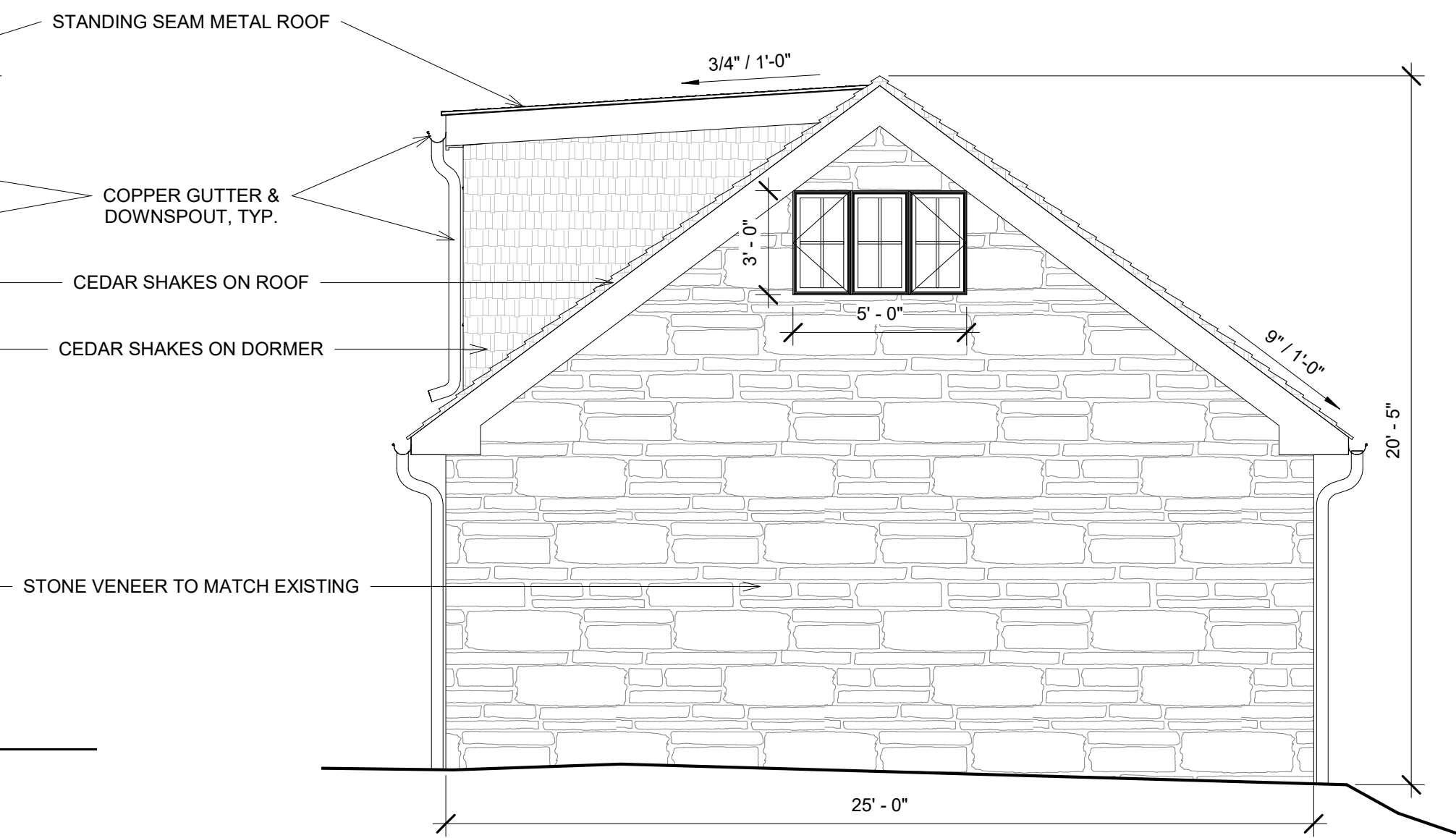
TOTAL OCCUPIED AREA (w/ GARAGE): 8.25% (30% MAX. ALLOWED)
 SETBACK FROM PROPERTY LINE: 3'-0" PROVIDED (3'-0" MIN. REQUIRED)
 SETBACK FROM EDGE OF SIDEWALK: 131'-1 3/4" PROVIDED (18'-0" MIN. REQUIRED)



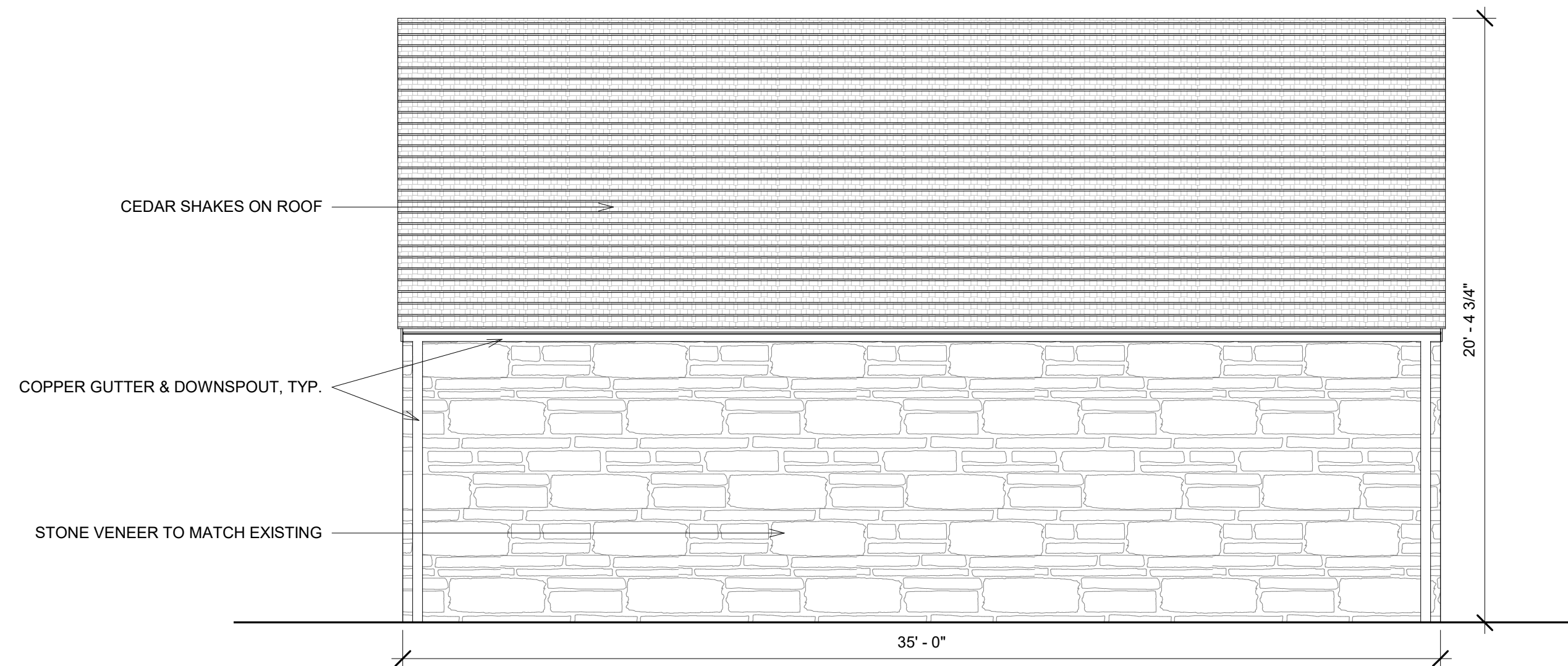
2 GARAGE - LEFT
Z1.1 SCALE: 1/4" = 1'-0"



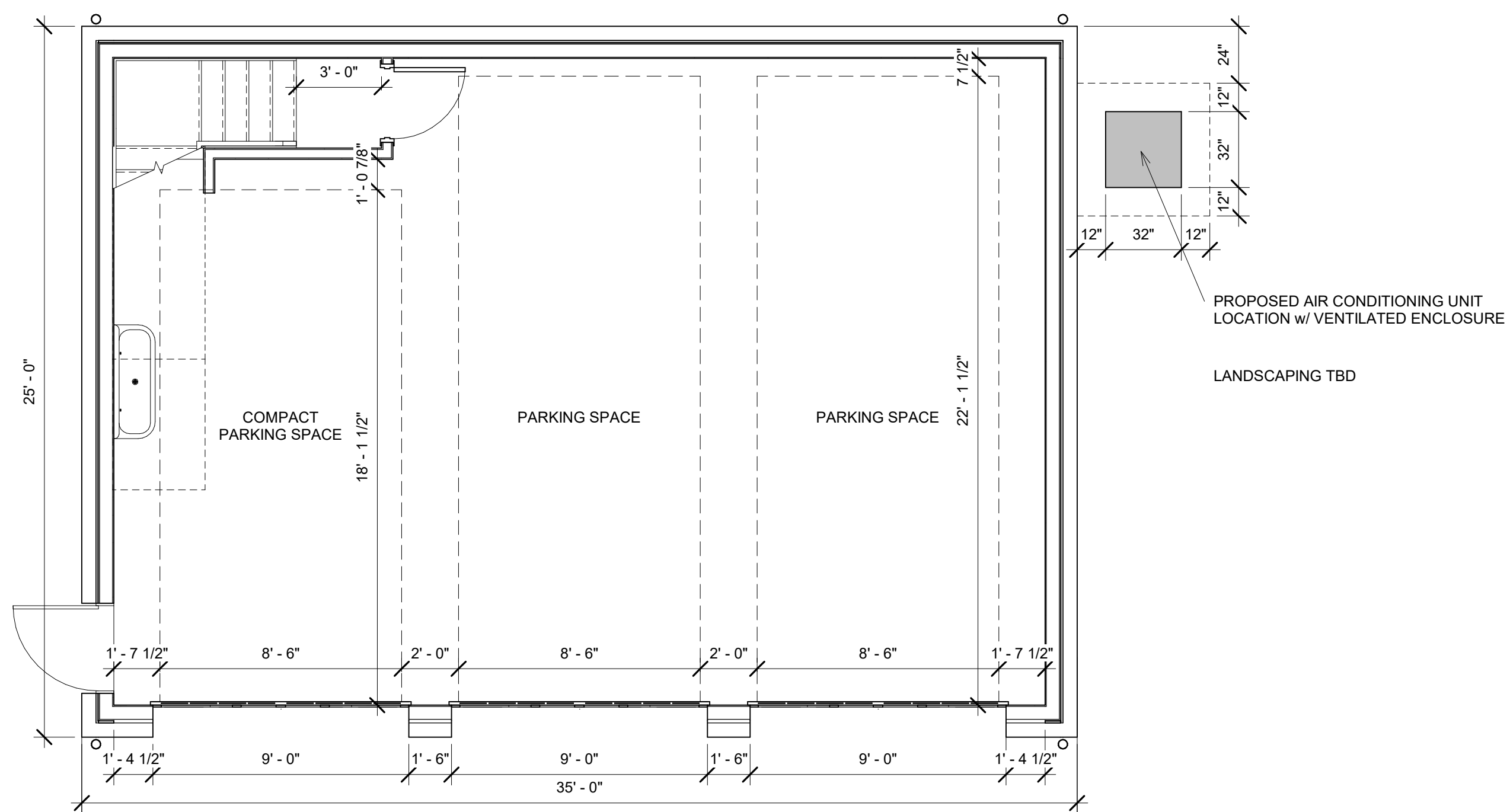
1 GARAGE - FRONT
Z1.1 SCALE: 1/4" = 1'-0"



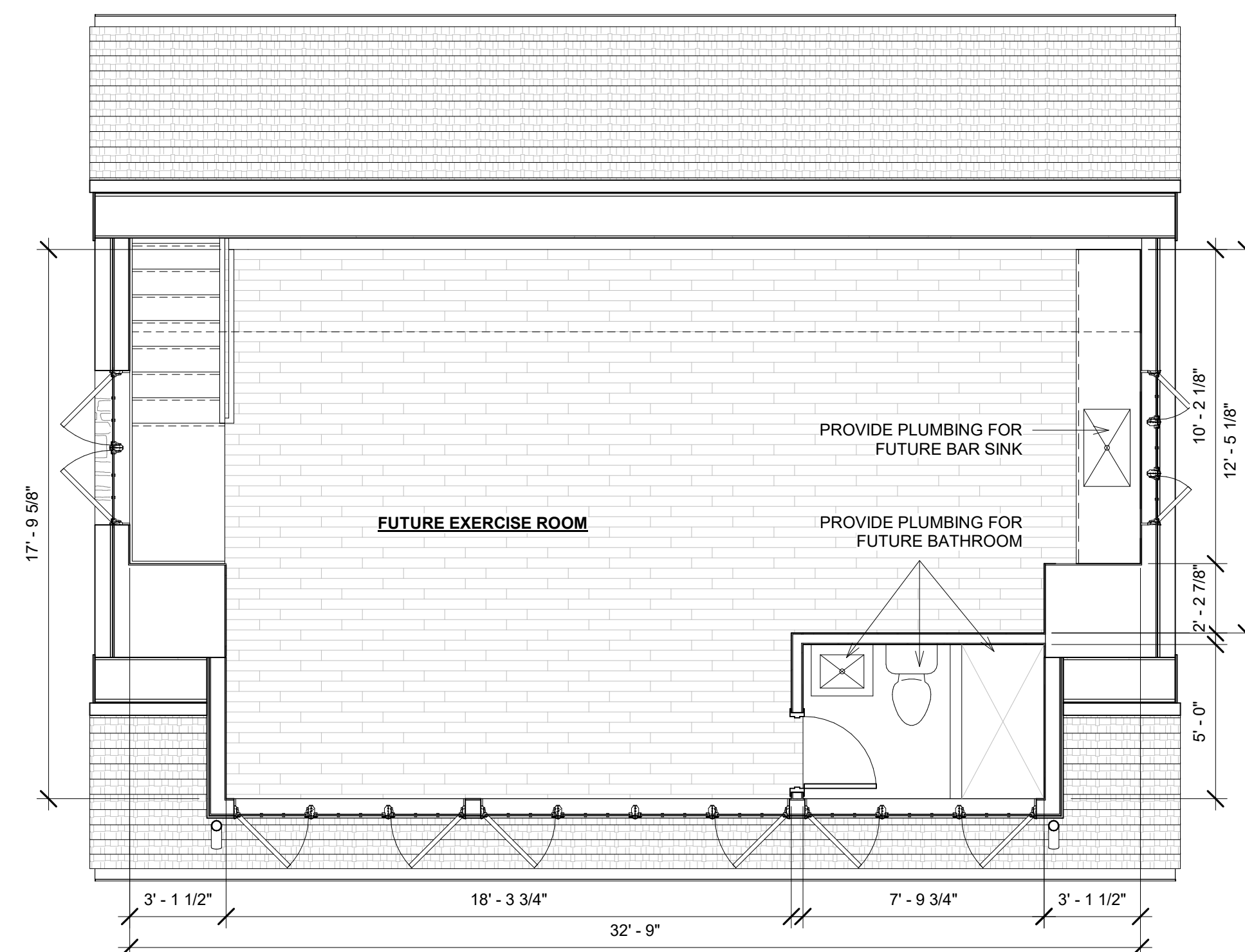
3 GARAGE - RIGHT
Z1.1 SCALE: 1/4" = 1'-0"



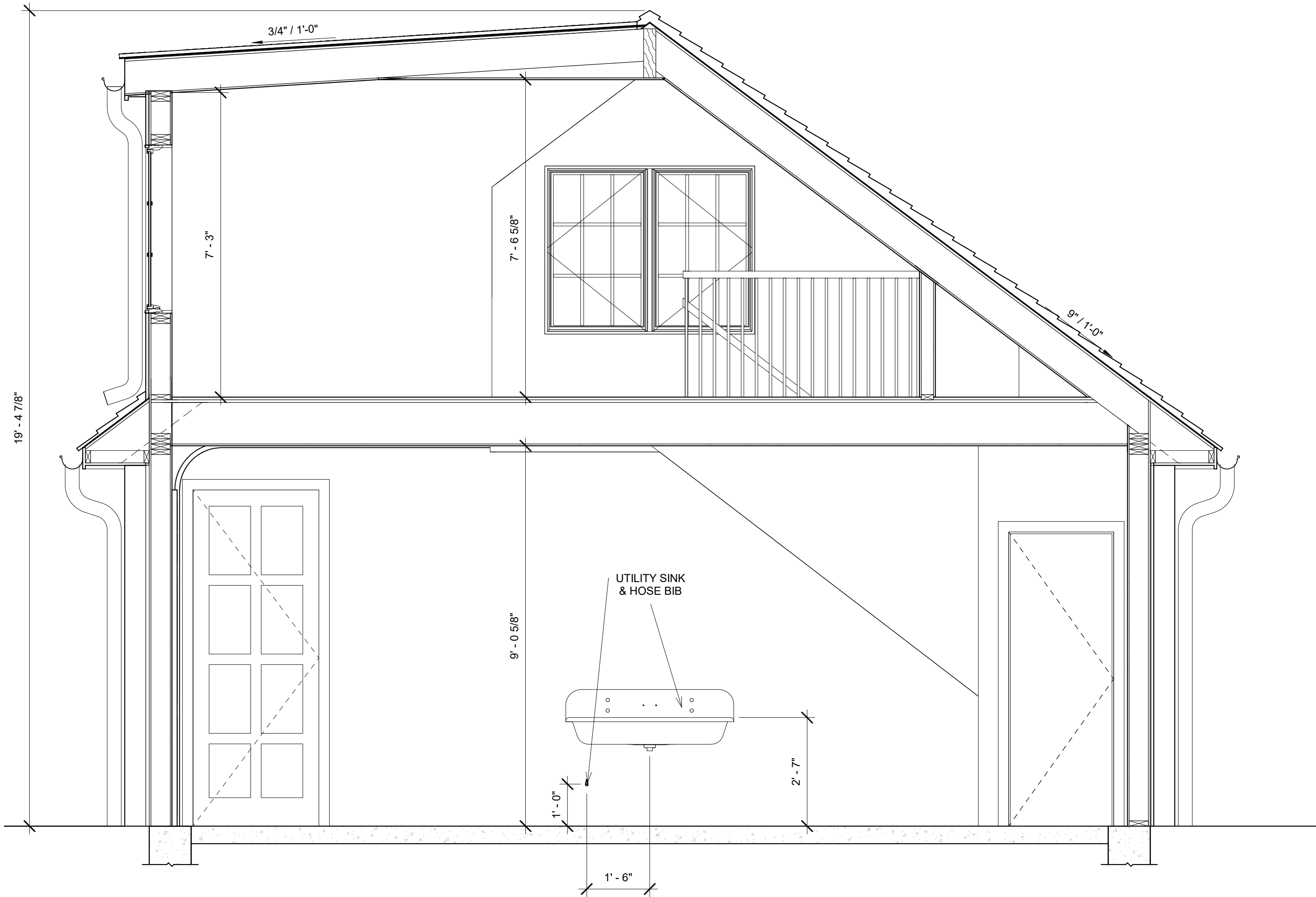
4 GARAGE - REAR
Z1.1 SCALE: 1/4" = 1'-0"



5 GARAGE - 1ST FLOOR PLAN
Z1.1 SCALE: 1/4" = 1'-0"



6 GARAGE - 2ND FLOOR PLAN
Z1.1 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
Z1.2 SCALE: 1/2" = 1'-0"



TALLULAH & BIRD LLC
INTERIOR ARCHITECTURE
& DESIGN

KAREN REGAN
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 704-1082

SEAL:

CONSULTANTS:

**RENOVATIONS AT SPILLANE
RESIDENCE**
113 WEST CHESTNUT HILL AVENUE,
PHILADELPHIA, PA 19118

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DWG. NO.:

Z1.2

BUILDING SECTION