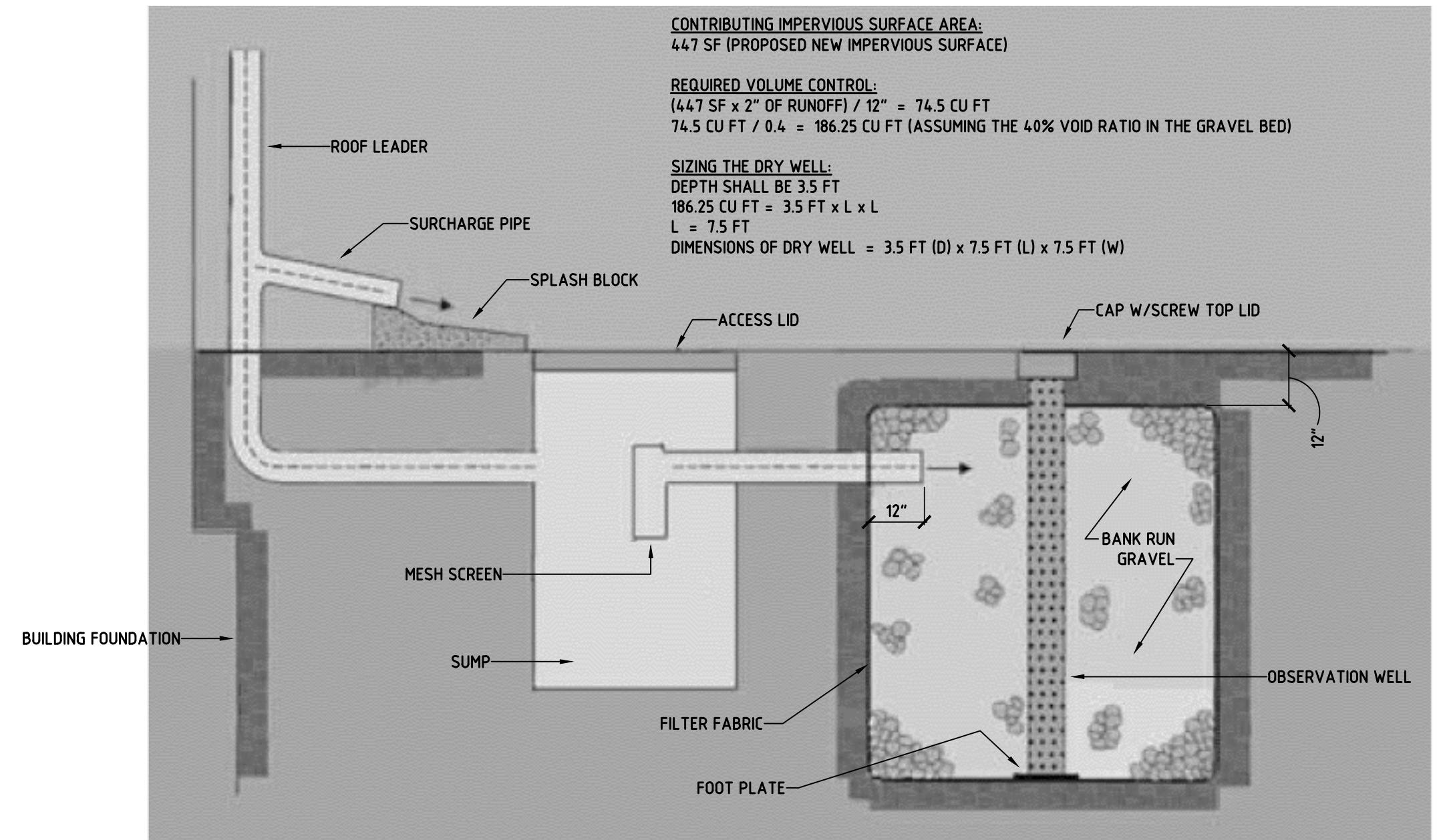


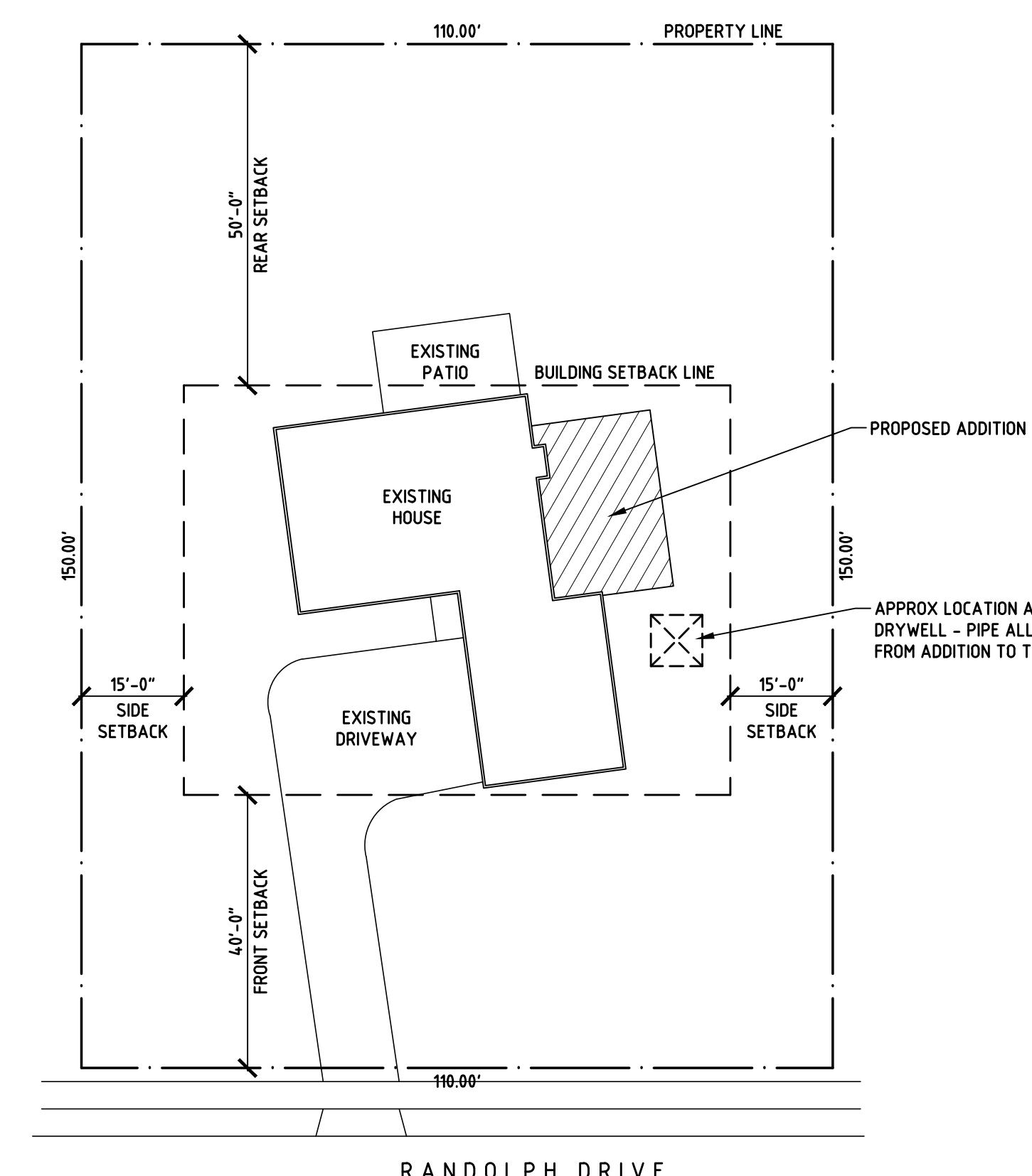
GENERAL NOTE:
THIS DOCUMENT IS FOR GRAPHIC PURPOSES ONLY. CONSULTANT, DESIGNERS, CONTRACTORS AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL PRESENT AND EXISTING CONDITIONS, DIMENSIONS, ETC. BEFORE PROCEEDING WITH WORK.



DRYWELL DETAIL

NTS

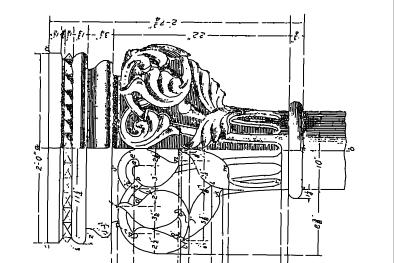
ZONING DISTRICT: R-2
LOT AREA: 16,500± SF (.379± ACRES)
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 50'
IMPERVIOUS COVERAGE: 18% MAX (2,970± SF)
EXISTING HOUSE: 1,632± SF
EXISTING DRIVEWAY AND FRONT WALKWAY: 1,100± SF
EXISTING PATIO: 243± SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 2,975± SF (18.0%)
PROPOSED ADDITION: 442± SF
TOTAL PROPOSED IMPERVIOUS COVERAGE: 3,417± SF (20.7%)
VARIANCE REQUIRED FOR INCREASE IN IMPERVIOUS SURFACE
NOTE: DRYWELL WILL BE INSTALLED TO ACCOMMODATE EXISTING AND PROPOSED NEW IMPERVIOUS COVERAGE OVER 18% (447± SF)



SITE PLAN

1"=20'

Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



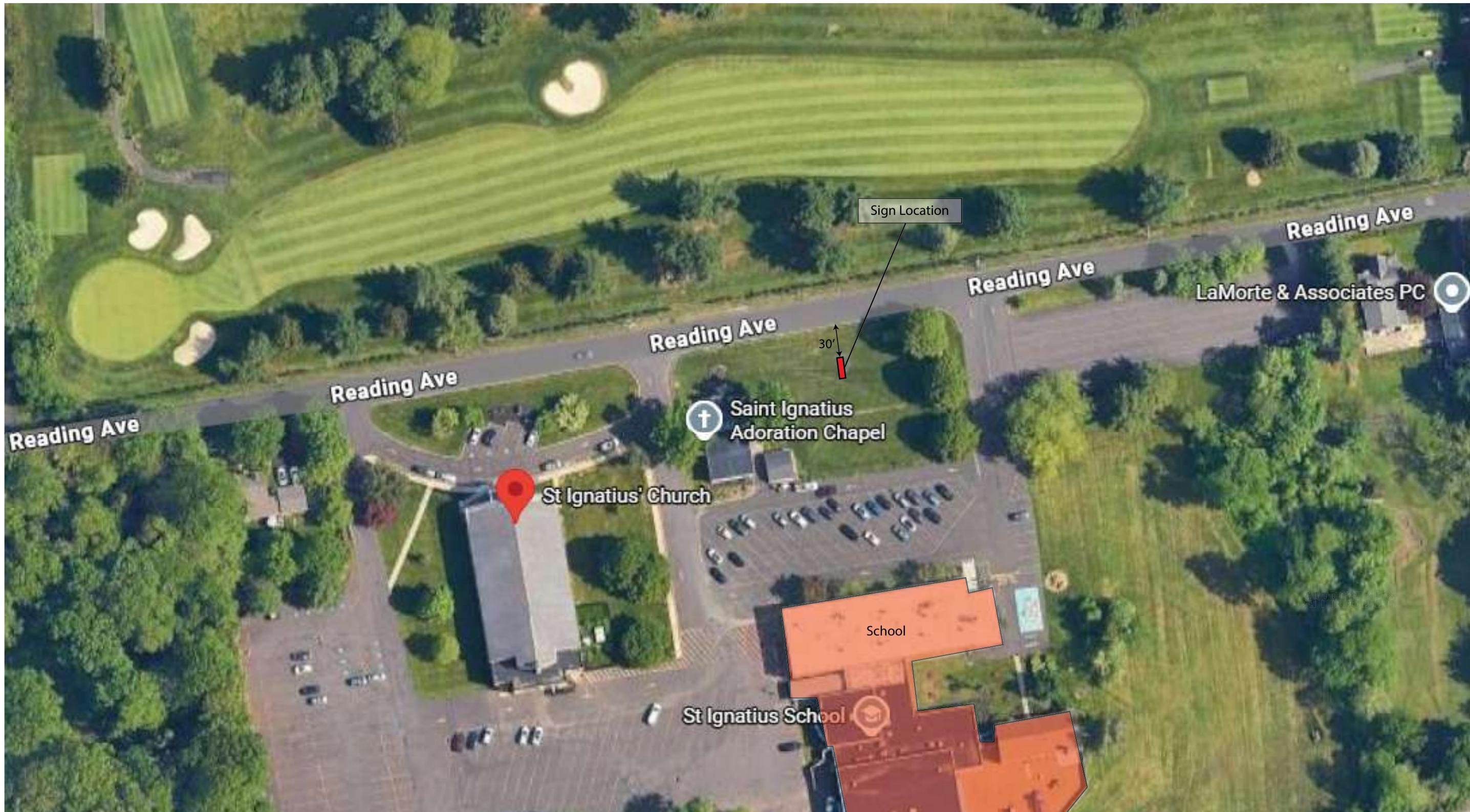
STOCKING RESIDENCE
1066 RANDOLPH DRIVE
YARDLEY, PA 19067

Drawn by: RFW	Checked by:
Scale: as noted	Date: 12-22-25
Remarks	Date

2025231

DO NOT SCALE DRAWINGS
Z1
SHEET 1 OF 1

St. Ignatius School EMC signage



Please note that screen colors can vary greatly from the final print. If exact color matches are needed, please provide pantone codes. Randall Signs and Graphics, LLC is not liable for color variations if no specified color codes are provided. We provide 3 proofs with edits in our quote and any additional renderings will be subject to artwork fees. Customer must sign off on proofs to begin production.



The following Variances from the Lower Makefield Township Zoning Ordinance are being requested:

1. A variance from §§ 200-51.B.(1), 200-52.B.(1), 200-55.B.(2)(b), and 200-56.B., to allow construction of a single-family detached dwelling within the floodplain district.
2. A variance from § 200-56.H., to allow construction of a single-family detached dwelling within the floodplain where this would otherwise not be permitted.
3. A variance from § 200-58.B.(2), to allow reconstruction to an existing structure within the floodplain to more than 50% of its current market value.
4. A variance from § 200-86.B.(1), to allow reconstruction of an existing nonconforming structure which would increase the dimensional nonconformity.
5. A variance from § 200-86.B.(3)(b), to not require the Applicant/Owner to apply for a special exception pursuant to § 200-98, where reconstruction of a nonconforming structure would lead to a 50% increase in volume or area from the existing nonconforming structure.
6. A variance from § 200-56.C.(1), to allow the use of fill. The Applicant qualifies for a variance pursuant to § 200-59 and satisfies the conditions under § 200-56.C.(1)(a) through (g).
7. A variance from § 200-61.D., to not require an adequate driveway turnaround area so that vehicles do not back out directly onto collector roads. There is insufficient area to construct a driveway with a turnaround on the subject Premises.
8. A variance from § 200-13, where the minimum allowed lot size in the R-RP zone is 3 acres, to allow a lot size of 0.4154 acres, which is an existing nonconformity.
9. A variance from §§ 200-13 and 200-63, where the minimum allowed front setback to a collector road is 80 feet, to allow front setback of 19.3 feet, which reduces the existing non-conformity of 4.6 feet.
10. A variance from § 200-13, where the minimum allowed side yard in the R-RP zone is 25 feet, to allow a side yard of 10.2 feet, which reduces the existing non-conformity of 9.4 feet.
11. A variance from § 200-13, where the minimum allowed rear setback is 125 feet, to allow a rear setback of 95.7 feet.
12. A variance from § 200-61.C., to allow minimum building setbacks to be measured from the parcel lot lines, rather than the limit of the resource-protected lands.

VARIANCES REQUESTED FROM THE LOWER MAKEFIELD
TOWNSHIP ZONING HEARING BOARD

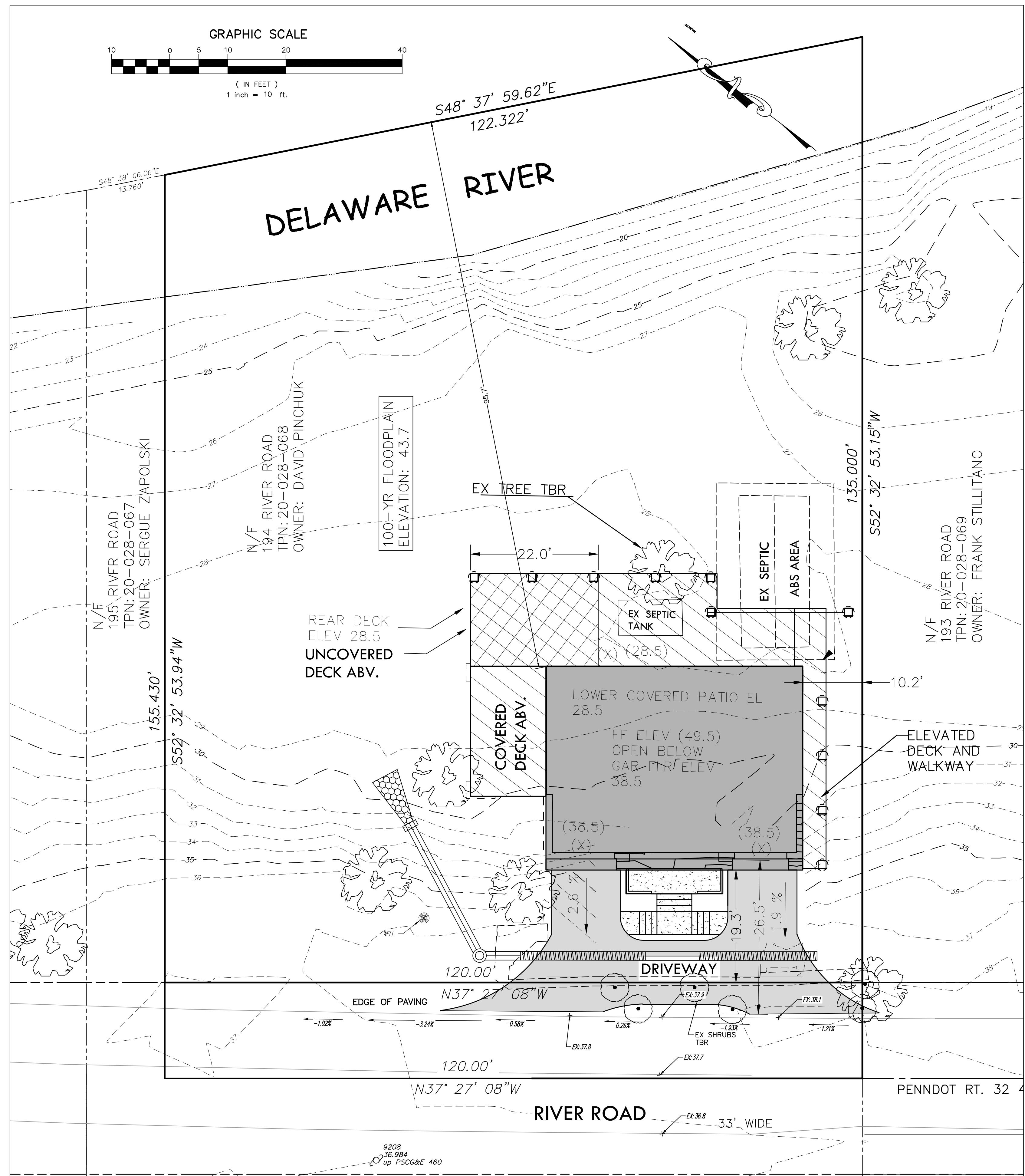
ZO Section 200-56.C. Design and Construction Standards - The following minimum standards apply for all construction and development proposed within any floodplain area:

- a. ZO Section 200-56.C.(3)(a) – All new or replacement water and sanitary sewer facilities shall be located, designed and constructed to minimize flood damages and infiltration of flood waters.
- b. ZO Section 200-56C.(3)(b) – Sanitary sewer facilities shall be designed to prevent the discharge of untreated sewage into flood waters.
- c. ZO Section 200-56.C.(4) – All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.
- d. ZO Section 200-56.C.(8)(a) – The building must be firmly anchored in accordance with acceptable engineering practices to prevent flotation, collapse or lateral movement. A signed and sealed certification by a Registered Professional Engineer that the proposed structural design meets these criteria must be submitted to the Township.
- e. ZO Section 200-56.C.(8)(b) – All air ducts, large pipes, storage tanks and other similar objects or components located below the Regulatory Flood Elevation shall be securely anchored or affixed to prevent flotation.
- f. ZO Section 200-56.C.(9) – Floors, walls, windows, doors and ceilings at or below the Regulatory Flood Elevation must comply with this Section.
- g. ZO Section 200-56.C.(10) – All paints, adhesives, finishes or wooden components used must comply with this Section.
- h. ZO Section 200-56.C.(11)(a) – Electrical distribution panels shall be at least three (3) feet above the Base Flood Elevation.
- i. ZO Section 200-56.C.(11)(b) - Separate electrical circuits shall serve lower levels and shall be dropped from above.
- j. ZO Section 200-56.C.(12) – Water heaters, furnaces, air conditioners and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation.
- k. ZO Section 200-56.C.(13) – All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.
- l. ZO Section 200-56.C.(14) – The Standards and Specifications contained 34 PA Code (Chapters 401-405), as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this ordinance, to the extent that they are more restrictive and supplement the requirements of this ordinance.

CONSTRUCTION STANDARDS FOR STRUCTURES IN FLOODPLAIN

LEGEND

—————	EXISTING PROPERTY LINE
— — — — —	EXISTING 1 FOOT CONTOUR
— — — — —	EXISTING 5 FOOT CONTOUR
====	EXISTING CURB
— — — — —	EDGE OF EXISTING PAVED ROAD
— X —————	EXISTING FENCE
—————	EXISTING EASEMENT
ST ————— ST	EXISTING STORM SEWER
S ————— O ————— S	EXISTING SANITARY SEWER
————— D ————— W ————— —————	EXISTING WATER MAIN
OHW ————— Ø ————— OHW	EXISTING POLES
—————	EXISTING BUILDINGS
—————	EXISTING BUILDING SETBACK
— SOILS —————	SOILS
— — — — —	EXISTING PAVED DRIVEWAY
~~~~~	EXISTING TREE MASS
	 EXISTING TREES AND BUSHES TO REMAIN
	 EXISTING TREES AND BUSHES TO BE REMOVED



## BUILDING CALCULATION NOTE

1. THE ENTIRE PROPERTY IS WITHIN THE 100 YEAR FLOOD WAY AS DEFINED BY LOWER MAKEFIELD TOWNSHIP FLOOD INSURANCE MAP MAKING THE NET LOT AREA 0. THIS MAKES ALL CALCULATIONS FOR BUILDABLE AREA NOT APPLICABLE.
2. EXISTING NON-CONFORMITIES WILL BE ADDRESSED BY ZONING VARIANCES AND SPECIAL EXCEPTIONS

I CERTIFY THAT THESE PLANS ARE FOR THE CONSTRUCTION OF A  
SINGLE FAMILY DWELLING TO BE CONSTRUCTED WITHIN THE FLOODWAY  
OF THE DELAWARE RIVER. THE PROPOSED ENCROACHMENT WILL NOT  
NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE  
COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE

  
VINCENT W. FIORAVANTI

### SOIL DESCRIPTION

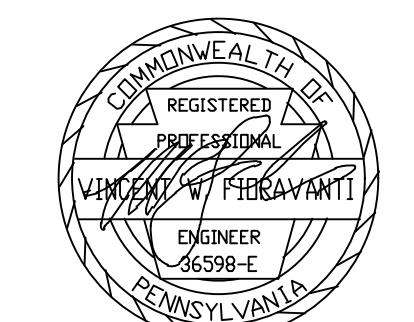
SYMBOL	CLASS	HYDROLOGIC GROUP	DEPTH to RESTRICTIVE FEATURE	SOIL DESCRIPTION
A1A	2s	A	60" to 99"	Alton gravelly loam, 0 to 3% slopes

AREA OF DISTURBANCE = 0.261 AC

\\finas\\Company\\acad projects\\2195 David Pinchuk 194 River Rd\\3 design plans and submittals\\Submittal one - date _ type _ to whom\\CAD FILES\\J2195 sub 03.dwg, S01 PERMIT PL, 5/8/2025 10:48 AM



## LOCATION MAP



194 RIVER ROAD  
LOWER MAKEFIELD TWP  
PREPARED FOR:  
**DAVID PINCHUK**  
1664 UMBRELL WAY  
YARDLEY, PA 19067

# PERMIT PLAN

**SHEET  
OF 2**

618 STREET ROAD * SOUTHAMPTON, PA 18966  
(215) 322 * 2143

618 STREET ROAD * SOUTHAMPTON, PA 18966  
(215) 322 * 2143

## GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY, LOCATION, & TOPOGRAPHIC SURVEY  
DYNAMIC SURVEY, LLC  
826 NEWTON YARDLEY ROAD, SUITE 201  
NEWTON, PA 18940  
DATED: JUNE 11, 2025

2. OWNER/APPLICANT: ALYSSA M. DELUCA  
71 MANOR LANE SOUTH  
YARDLEY, PA 19067

3. PARCEL DATA: 71 MANOR LANE SOUTH  
PARCEL NO. 20-046-095  
TOWNSHIP OF LOWER MAKEFIELD  
BUCKS COUNTY, PA

4. ZONE: RESIDENTIAL-RESOURCE PROTECTION (R-RP) DISTRICT  
UTILIZING JULY 1, 1946 ZONING ORDINANCE (R-2 DISTRICT) STANDARDS

5. EXISTING USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (\$200-11.A(2))

6. PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (\$200-11.A(2))  
PRIVATE SWIMMING POOL (PERMITTED ACCESSORY USE) (\$200-11.A(5)(i))  
RESIDENTIAL ACCESSORY STRUCTURE (STORAGE SHED) (PERMITTED ACCESSORY USE) (\$200-11.A(5)(i))

7. SCHEDULE OF ZONING REQUIREMENTS (\$400 - \$404 (1946 ORDINANCE) & \$200-23.B (CURRENT ORDINANCE))

ZONE REQUIREMENT	R-RP DISTRICT/R-2 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	N/S	0.25 Ac. (11,022 SF)	0.25 Ac. (11,022 SF)
MINIMUM LOT WIDTH (@ PSL)	N/S	90.0 FT	90.0 FT
MINIMUM FRONT YARD SETBACK (MANOR LANE)	40 FT	40.4 FT	40.0 FT
MINIMUM REAR YARD SETBACK [1]	45 FT	53.0 FT	27.0 FT (V)
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (AGGREGATE)	15 FT	25.2 FT	42.3 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (EAST) [2]	10 FT	13.3 FT	28.3 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (WEST) [2]	5 FT	11.9 FT	14.0 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM IMPERVIOUS COVERAGE (BY OWNER) [3] [4]	29.0%	28.2% (3,112 SF)	37.9% (4,178 SF) (V)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING-CONFORMANCE (V): VARIANCE

[1] REAR YARD OPEN PORCHES MAY EXTEND INTO THE REAR YARD SETBACK

[2] SIDE YARD SHALL NOT BE LESS THAN FIVE (5') FEET

[3] IMPERVIOUS SURFACE RATIO AS A FUNCTION OF GROSS LOT AREA

[4] AREA OF SWIMMING POOL LOCATED INSIDE COPING NOT CLASSIFIED AS IMPERVIOUS COVERAGE (\$200-7)

## 8. ACCESSORY USE & ACCESSORY STRUCTURE REQUIREMENTS

A. NO ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED IN FRONT YARDS. ACCESSORY BUILDINGS OR STRUCTURES SHALL ONLY BE PLACED IN SIDE AND/OR REAR YARDS BEYOND THE MEDIAN LINE OF THE RESIDENTIAL DWELLING. FOR PURPOSES OF THIS SECTION, MEDIAN LINE SHALL BE DETERMINED AS THE LOCATION OF THE LINE FROM THE FRONT AND REAR BOUNDARIES OF THE DEPTH OF THE RESIDENTIAL DWELLING. THIS POINT IS DETERMINED BY MEASURING THE TOTAL DEPTH OF THE HOME FROM THE FRONT EXTERIOR WALL TO THE REAR EXTERIOR WALL AND IDENTIFYING THE MIDPOINT ALONG THIS DEPTH. (\$200-69.A(1)(a)(1))

B. ACCESSORY BUILDINGS OR STRUCTURES LESS THAN 200 SQUARE FEET (E.G., SHEDS) MAY BE LOCATED NO CLOSER THAN FIVE FEET FROM ANY SIDE OR REAR PROPERTY LINE. (\$200-69.A(1)(a)(2))

C. ACCESSORY BUILDINGS OR STRUCTURES GREATER THAN 200 SQUARE FEET (E.G., GARAGES) MAY BE LOCATED ON PERMITTED SIDE AND/OR REAR YARDS BUT NOT LESS THAN 10 FEET FROM ANY PROPERTY LINE. (\$200-69.A(1)(a)(3))

D. NO ACCESSORY BUILDING OR STRUCTURE SHALL EXCEDE 15 FEET IN HEIGHT. (\$200-69.A(4)(a)(4))

E. FENCES AND WALLS MAY BE ERECTED IN THE FRONT, REAR OR SIDE YARD OR IN A SPECIAL SETBACK REQUIRED BY \$200-63, SUBJECT TO THE FOLLOWING PROVISIONS AND WITH THE EXCEPTION THAT NO FENCE OR WALLS SHALL BE LOCATED WITHIN ANY PUBLIC RIGHT-OF-WAY, EASEMENT (EXCEPT FOR A BUFFER EASEMENT) OR REQUIRED SIGHT TRIANGLE. THE MAXIMUM PERMITTED HEIGHT OF ANY FENCE OR WALL LOCATED IN A REAR OR SIDE YARD OR IN A SPECIAL SETBACK SHALL BE SEVEN (7') FEET. (\$200-69.A(4)(c))

## 9. PRIVATE SWIMMING POOL REQUIREMENTS

A. THE POOL SHALL BE LOCATED AT LEAST TEN (10') FEET FROM THE REAR OR SIDE PROPERTY LINE AND TEN (10') FEET FROM ANY PORTION OF THE BUILDING. IT SHALL BE LOCATED AT LEAST SIXTY (60') FEET FROM THE RIGHT-OF-WAY LINE OF ANY COLLECTOR ROAD IN THE TOWNSHIP AND AT LEAST THIRTY (30') FEET FROM THE RIGHT-OF-WAY LINE OF ANY ARTERIAL ROAD IN THE TOWNSHIP. (\$200-70.A(1))

B. IT SHALL BE SUITABLY DESIGNED AND LOCATED SO AS NOT TO BECOME A NUISANCE OR HAZARD TO ADJOINING PROPERTY OWNERS OR THE PUBLIC. OUTDOOR LIGHTS, IF USED, SHALL BE SHIELDED AND NOT REFLECTED TOWARD ADJOINING RESIDENTIAL PROPERTIES. (\$200-70.A(2))

C. PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN FIELDS, LAWNS OR DRY WELLS SHALL BE PERMITTED FOR THIS PURPOSE, PROVIDED THAT THEY MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF HEALTH. WATER SHALL NOT BE EMPTIED INTO PUBLIC ROADS OR ADJOINING LAND BELONGING TO OTHERS OR INTO THE PUBLIC SANITARY SEWER SYSTEM. (\$200-70.A(3))

D. FENCE ENCLOSURES FOR SWIMMING POOLS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS AMENDED. (\$200-70.A(4))

## 10. PARKING REQUIREMENTS

A. FOR RESIDENTIAL USES IN RESIDENTIAL DISTRICTS, REQUIRED OFF-STREET PARKING SPACES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD. PROVIDED THAT SUCH SPACES ARE PAVED WITH A HARD SURFACE MATERIAL AND NO PORTION OF EACH SPACE SO PROVIDED IS WITHIN FIVE (5') FEET OF THE RIGHT-OF-WAY LINE OR PROPERTY LINE AND NO TRUCKS OR COMMERCIAL VEHICLES ARE PARKED IN SUCH SPACES. (\$200-78.H(1))

B. SINGLE FAMILY DETACHED DWELLINGS SHALL PROVIDE A MINIMUM OF TWO (2) PARKING SPACES PER DWELLING UNIT ON THE LOT. (\$200-78.A(1))

## 11. FLOODPLAIN NATURAL RESOURCE PROTECTION REQUIREMENTS

A. RESOURCE PROTECTION RATIO FOR FLOODPLAIN SHALL BE 100%. NO STRUCTURES, FILLING, PIPING, DIVERTING OR STORMWATER DETENTION BASINS SHALL BE PERMITTED WITHIN THE FLOODPLAIN DISTRICT EXCEPT AS PROVIDED FOR IN \$200-57 THROUGH \$200-60 (V)

B. IN AE, AT-30, AND AH ZONES, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT SHALL HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED UP TO, OR ABOVE THE REGULATORY FLOOD ELEVATION (THE BASE FLOOD ELEVATION PLUS 1 1/2 FOOT OF FREEBOARD). (\$200-56.B(1)(a))

C. NO EXPANSION OR ENLARGEMENT OF AN EXISTING STRUCTURE SHALL BE ALLOWED WITHIN THE IDENTIFIED FLOODPLAIN AREA THAT WOULD CAUSE ANY INCREASE IN BFE. IN A AREA/DISTRICT(S), BFE'S ARE DETERMINED USING THE METHODOLOGY IN \$200-55(B). (\$200-58.B(1))

12. ALL TRAFFIC SIGNS AND STRIPS SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

13. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

14. BASED ON TOPOGRAPHIC SURVEY INFORMATION (VERTICAL DATUM - NAVD 88 (GEOD 18)) AND GEOGRAPHICAL PLOTTING, THE PREMISES IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA "AE" (EL. 33.5) PER FLOOD STUDY AND FLOOD INSURANCE RATE MAP NUMBER: 4201704562, COMMUNE NAME: TOWNSHIP OF LOWER MAKEFIELD, EFFECTIVE DATE: 03/16/2015. THE FEMA FLOODPLAIN ZONE AE LINES REPLICATED ON THE PLANS ARE AS SHOWN ON THE FEMA WEBSITE AND ALIGN ACCURATELY WITH THE TOPOGRAPHIC SURVEY IN COMPARISON WITH THE BASE FLOOD ELEVATION (EL. 33.5).

15. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

16. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.

17. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

18. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

## VARIANCES REQUESTED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE ANTICIPATED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE (ZO):

### A. VARIANCES TO ALLOW CONSTRUCTION WITHIN THE FLOODPLAIN:

I. A VARIANCE FROM §§ 200-51.B(1), 200-52.B(1), 200-55.B(2)(B), AND 200-56.B, TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING WITHIN THE FLOODPLAIN.

II. A VARIANCE FROM § 200-56.H, TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING WITHIN THE FLOODPLAIN WHERE THE DWELLING OTHERWISE NOT BE PERMITTED.

B. VARIANCES TO ALLOW RECONSTRUCTION OF AN EXISTING NONCONFORMING STRUCTURE:

I. A VARIANCE FROM § 200-58.B(2), TO ALLOW RECONSTRUCTION OF AN EXISTING STRUCTURE WITHIN THE FLOODPLAIN TO MORE THAN 50% OF ITS CURRENT MARKET VALUE.

II. A VARIANCE FROM § 200-66.B(1), TO ALLOW RECONSTRUCTION OF AN EXISTING NONCONFORMING STRUCTURE WHICH WOULD INCREASE THE DIMENSIONAL NONCONFORMITY.

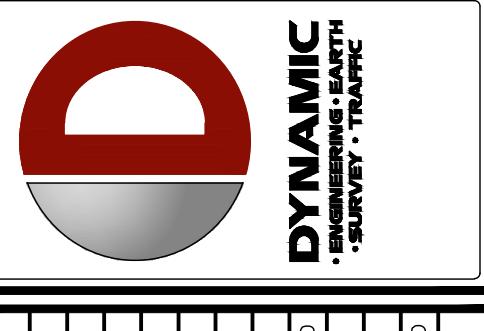
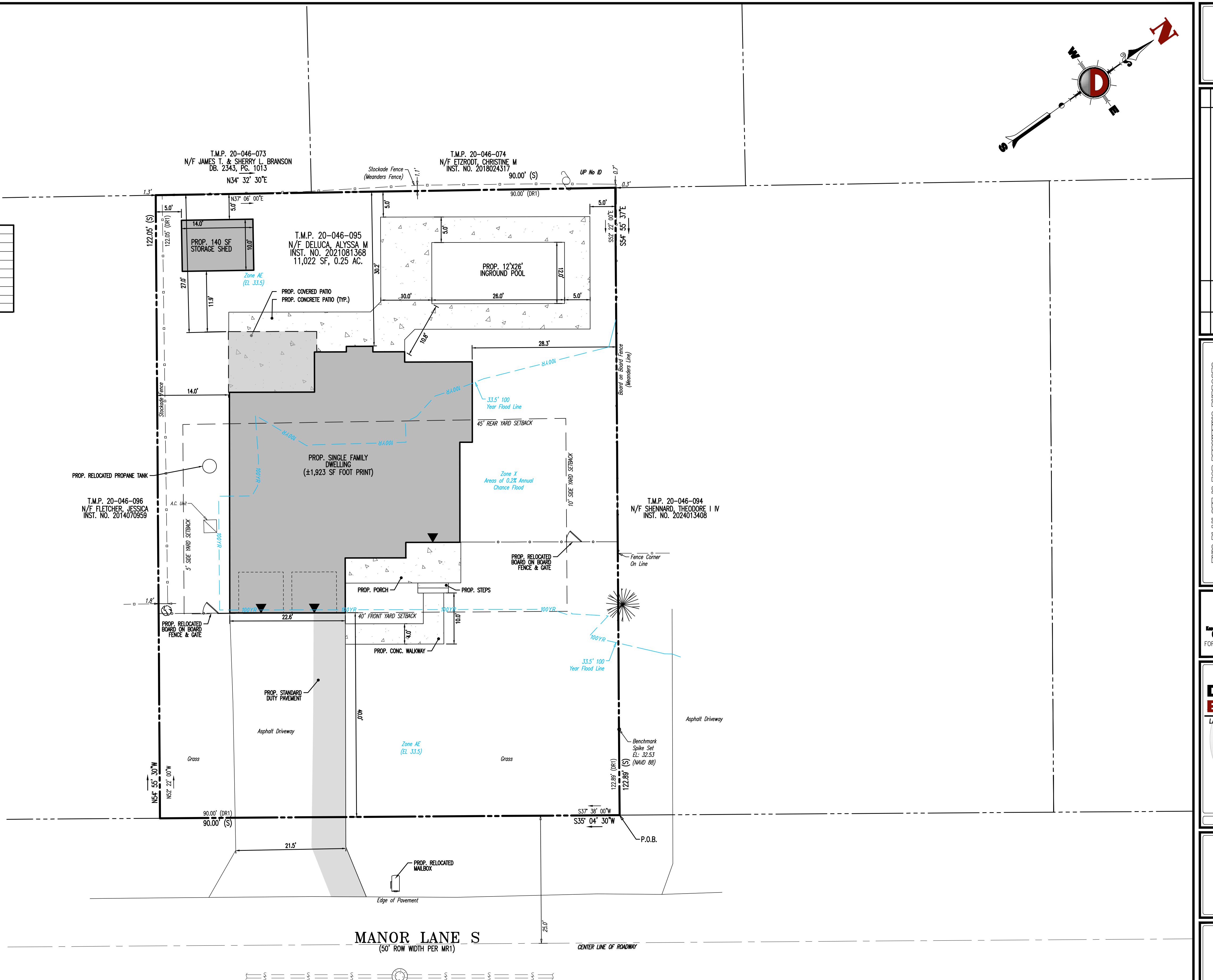
III. A VARIANCE FROM § 200-66.B(3)(B), TO NOT REQUIRE THE APPLICANT/OWNER TO APPLY FOR A SPECIAL EXEMPTION PURSUANT TO § 200-98, WHERE RECONSTRUCTION OF A NONCONFORMING STRUCTURE WOULD LEAD TO A 50% INCREASE IN VOLUME OR AREA FROM THE EXISTING NONCONFORMING STRUCTURE.

C. VARIANCES FROM FLOODPLAIN CONSTRUCTION REQUIREMENTS:

I. A VARIANCE FROM THE DIMENSIONAL REQUIREMENTS IN THE R-RP ZONE PURSUANT TO § 200-13.

1. A VARIANCE FROM THE PROVISIONS OF SECTION 200-22 TO PERMIT A REAR YARD SETBACK OF 27.0 FEET WHEREAS A MINIMUM OF 45 FOOT REAR YARD SETBACK WOULD OTHERWISE BE REQUIRED.

2. A VARIANCE FROM THE PROVISIONS OF SECTION 200-23B TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 37.9% WHEREAS 29% WOULD OTHERWISE BE PERMITTED.



4	12/19/25	REV. FOR ZONING
3	11/25/25	REV. FOR LAYOUT REVISIONS
2	11/04/25	REV. FOR UPDATED BUILDING FOOTPRINT
1	11/04/25	REV. FOR COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

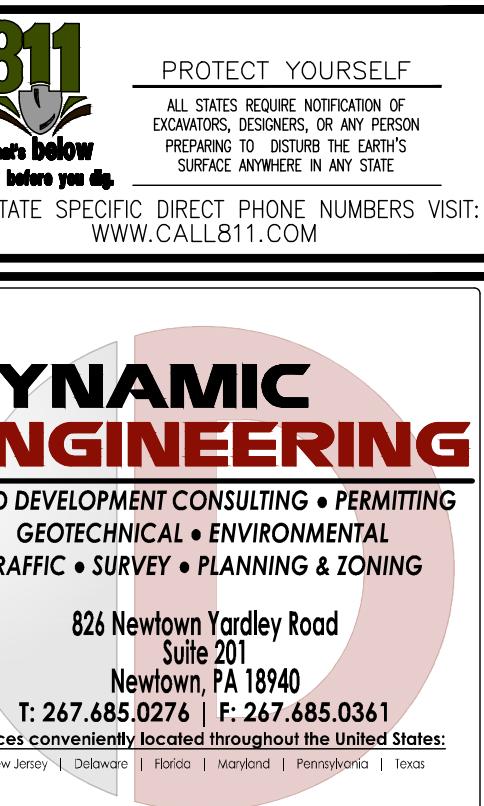
PROJECT: ALYSSA M. DELUCA PROPOSED SINGLE FAMILY DETACHED DWELLING

JOHN B:	MWD	DESIGN B:	DCR	PERMIT B:	MTM	DECED B:	—
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JUSTIN A. GEONNOTTI  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA  
PROFESSIONAL ENGINEER

TITLE: ZONING PLAN  
SCALE: (H) 1"=10' (V) 09/05/2025  
PROJECT #: 2379-25-02223  
FILE: PA DEPC Projects\2379\Deluca Home\025-0223 Lower Makefield Zoning Plan.dwg  
Product Ver: 25.0s (LMS Tech)  
Pictured: 12:11 PM, Bv: modelnew, Z: 0.000000, P: 0.000000, S: 0.000000, T: 0.000000  
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1  
Rev. #: 4  
Sheet No: 1  
1 OF 1  
4

