



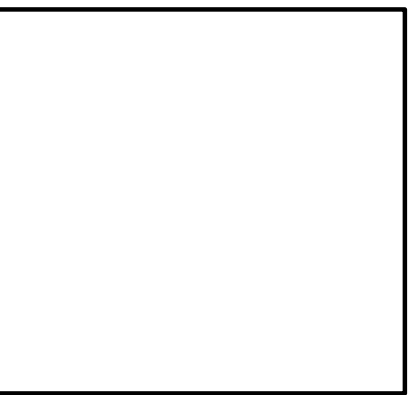
SITE PLAN

1:20

ZONING INFORMATION			
ZONING DISTRICT	R2 - RESIDENTIAL DISTRICT		
TAX PARCEL ID #	20-020-254		
LOT AREA	22,112.21 SF		
SETBACKS	ALLOWABLE	EXISTING	PROPOSED
FRONT	40'-0"	56'-7" & 40'-1"	56'-7" & 40'-1"
SIDE	15'-0"	15'-11"	15'-11"
REAR	45'-0"	40'-0" (SEE NOTE BELOW)	15'-0"
MAX. IMPERVIOUS COVERAGE	24% (5,306.93 SF)	26.4% (5,847.9 SF)	27.9% (6,159 SF)

ZONING VARIANCES REQUIRED
#1. A ZONING VARIANCE IS REQUESTED TO REDUCE THE REQUIRED REAR YARD SETBACK FROM 45'-0" AS REQUIRED PER S200-22 TO 15'-0"; SEE NOTE BELOW REGARDING SUBDIVISION APPROVAL
#2. A ZONING VARIANCE IS REQUESTED TO INCREASE THE MAXIMUM IMPERVIOUS SURFACE RATIO FROM 24% AS REQUIRED PER S200-23(A) TO 27.9%

NOTE: WILSHIRE GLEN SUBDIVISION SITE PLAN
LISTS REAR YARD SETBACK AS 40'-0"



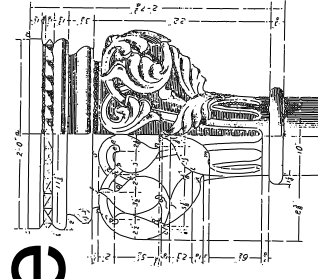
GENERAL NOTE
THIS DOCUMENT IS FOR GRAPHIC
PURPOSES ONLY. CONSULTANTS,
DESIGNERS, CONTRACTORS AND
OTHER TRADES SHALL BE
RESPONSIBLE FOR CHECKING AND
VERIFYING ALL DIMENSIONS AND
EXISTING CONDITIONS, DIMENSIONS,
ETC. BEFORE PROCEEDING WITH
WORK.

Stevens Residence

Garage Addition

1251 Holly Ct

Lower Makefield Twp.



Matthew V. Piotrowski

Architect, LLC

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Warminster, PA 18974

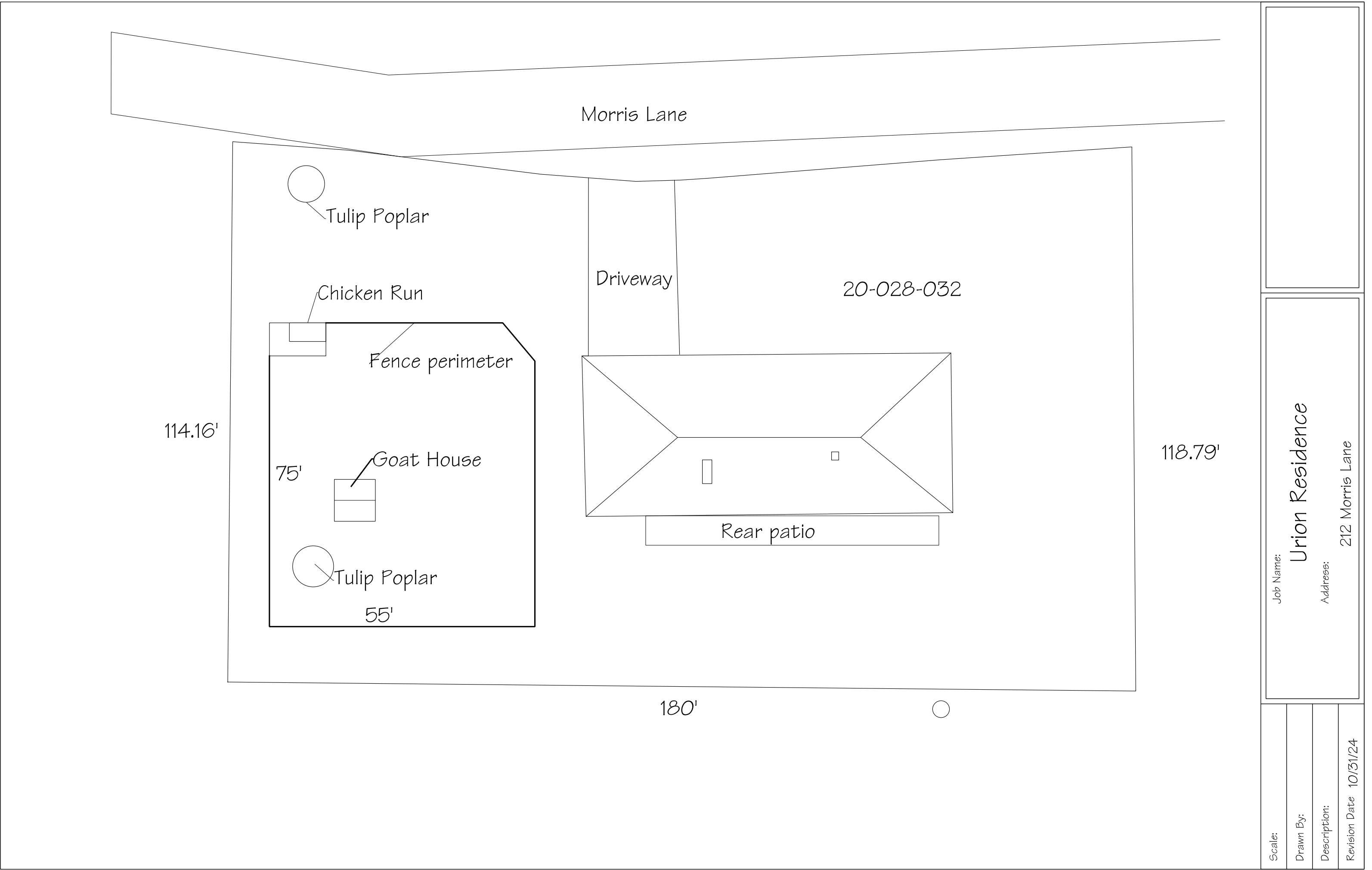
215.675.2099

Drawn By: MP	
Checked By: MVP	
Date	Issue
08/11/2026	Zoning
2026089	

DO NOT SCALE DRAWINGS

Z1

ZONING



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Job Name:	Union Residence
Address:	212 Morris Lane

Scale:	
Drawn By:	
Description:	
Revision Date	10/31/24