



ZONING COMPLIANCE BEFORE LOT LINE ADJUSTMENT	
ZONE	R-1 RESIDENTIAL-AGRICULTURAL DISTRICT - SINGLE FAMILY DETACHED
ITEM	REQUIRED
MAXIMUM DENSITY	0.45 UNITS/AC
MINIMUM LOT WIDTH	60'-225'-00"
MINIMUM LOT LENGTH	208'-000'-00"
MINIMUM SIDE YARD	100'-000'-00"
MINIMUM REAR YARD	> 75'-000'-00"
MAXIMUM BUILDING HT.	< 35'-000'-00"
MAXIMUM BLDG. COVERAGE	10%
EXISTING NON-COMFORMITY	

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BUILDING & IMPERVIOUS CALCULATIONS BEFORE LOT LINE ADJUSTMENT	
222 FRUITVILLE ROAD	
EXISTING HOUSE	1,798 SQ. FT.
EXISTING GARAGE & SHED	1,160 SQ. FT.
EXISTING STONE DRIVE & PARKING AREA	2,881 SQ. FT.
EXISTING WAREHOUSE & SHEDS	25,372 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE	32,171 SQ. FT. / 206,162 SF = 15.6%
PROPOSED LOT 1 (222)	
EXISTING HOUSE	1,798 SQ. FT.
EXISTING GARAGE & SHEDS	1,160 SQ. FT.
EXISTING STONE DRIVE & PARKING AREA	2,881 SQ. FT.
EXISTING WAREHOUSE & SHEDS	25,372 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE	32,171 SQ. FT. / 206,162 SF = 15.6%
PROPOSED LOT 2 (208)	
EXISTING HOUSE & PORCH	5,639 SQ. FT. / 482,324 SF = 12.1%
EXISTING PATIO	1,522 SQ. FT.
EXISTING PAVED DRIVE & WALKS	2,360 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE	2,498 SQ. FT. / 437,183 SF = 0.4%
TOTAL EXISTING IMPERVIOUS COVERAGE	4,482 SQ. FT. / 134,424 SF = 10%
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I HEREBY CERTIFY THAT WE, JAMES R. CAPETOLA AND KATHRYN M. CAPETOLA, ARE THE OWNERS OF 222 FRUITVILLE ROAD, 37-00-00757-007 AND THAT WE DESIRE THAT THIS PLAN BE RECORDED.	
BY:	JAMES R. CAPETOLA
BY:	KATHRYN M. CAPETOLA
OWNER	OWNER
COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF MONTGOMERY, SS:	
ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED KATHRYN M. CAPETOLA, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF 222 FRUITVILLE ROAD, AND THAT HE, AS OWNER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN AS OWNERS, THAT SAID IS THE OWNER OF THE DESIGNATED LAND, AND THAT THE OWNERS RESERVE THE RIGHT TO DO Y RECORDED.	
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.	
NOTARY PUBLIC EXPRES:	[SEAL]
MY COMMISSION EXPRES:	[SEAL]

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JOSHUA M. MCCLINTOCK, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF 222 FRUITVILLE ROAD, AND THAT HE, AS OWNER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN AS OWNERS, THAT SAID IS THE OWNER OF THE DESIGNATED LAND, AND THAT THE OWNERS RESERVE THE RIGHT TO DO Y RECORDED.

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MY COMMISSION EXPRES:

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