VARIANCE REQUIRED

1. A VARIANCE IS REQUIRED FROM SECTION 225-8.C.(d)[1] OF EAST CALN TOWNSHIP ZONING ORDINANCE TO ALLOW THE TOTAL IMPERVIOUS COVERAGE TO BE GREATER THAN 45% OF THE TOTAL ADJUSTED SQUARE FOOTAGE OF THE LOT.

SIGN LEGEND

- SIGN 'A' = MENU BOARD
- SIGN 'B' = ORDER SCREEN

ZONING DATA TABULATION

ARTICLE III: COMMERCIAL DISTRICTS

SECTION 225-8: OC-2 OFFICE, COMMERCIAL, HOTEL/MOTEL DISTRICT
C. HEIGHT, AREA AND BULK REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	87,120 S.F.	58,885 S.F. (GROSS)*	58,885 S.F. (GROSS)*
MIN. LOT WIDTH			
❶ BLDG LINE	200 FT.	333 FT.	333 FT.
❷ STREET LINE	200 FT.	449 FT.	449 FT.
MIN. FRONT YARD	100 FT.	51 FT.*	51 FT.*
MIN. SIDE YARD	50 FT. EA.	36 FT.*	55 FT.
MIN. REAR YARD	50 FT.	N/A	N/A
MAX. IMPERVIOUS COVERAGE	45%	29.37%** 17,294 S.F.	48.32%** 28,451 S.F.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

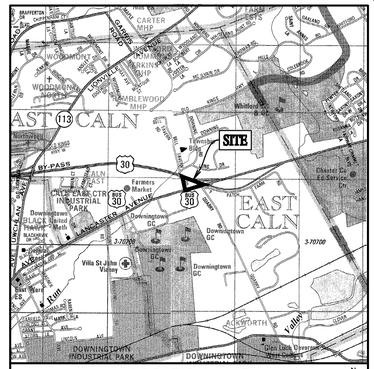
*EXISTING NONCONFORMITY
**PERCENTAGE OF GROSS LOT AREA

PARKING TABULATION

ARTICLE VI: GENERAL REGULATIONS

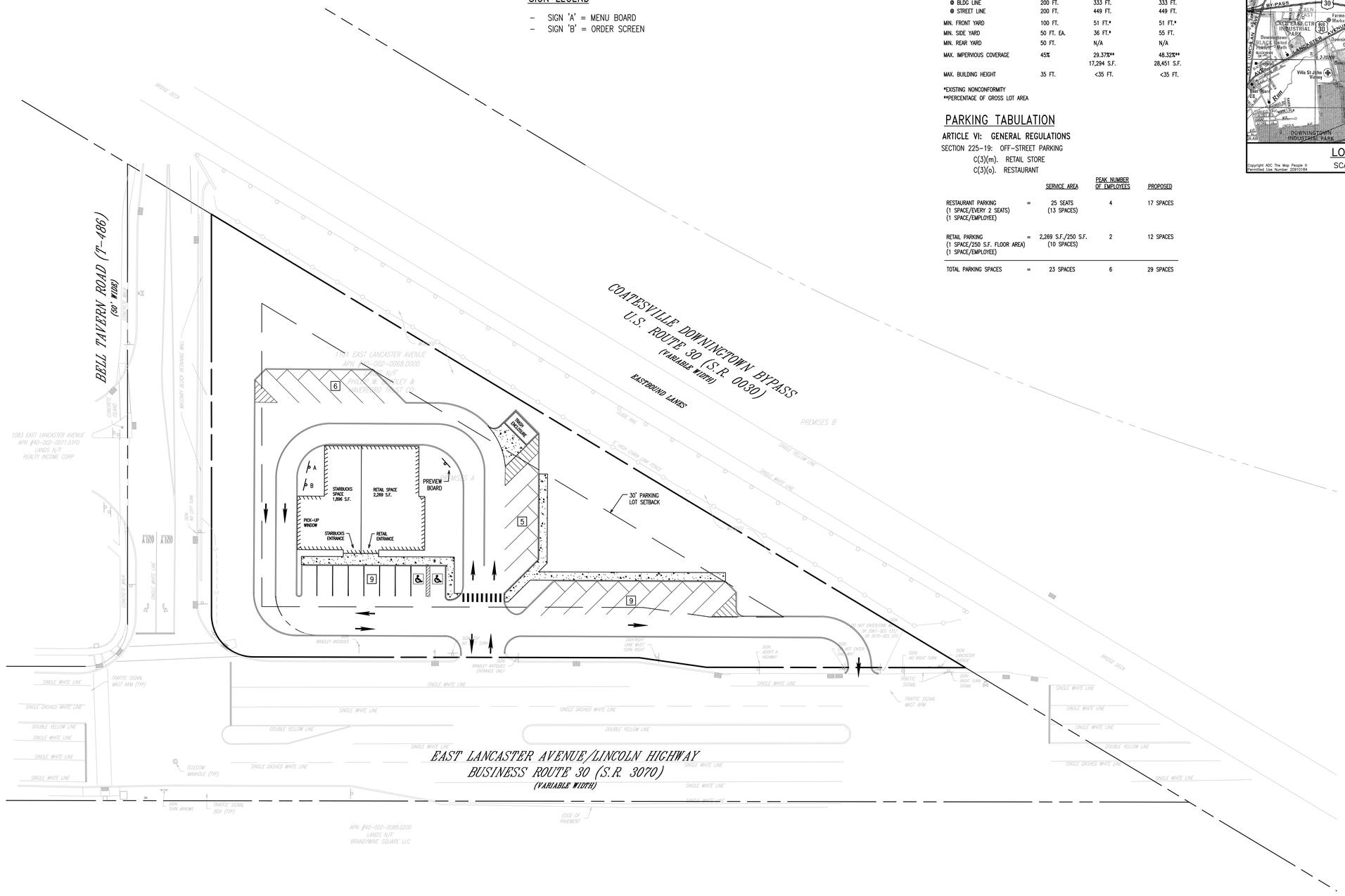
SECTION 225-19: OFF-STREET PARKING
C(3)(m). RETAIL STORE
C(3)(o). RESTAURANT

		SERVICE AREA	PEAK NUMBER OF EMPLOYEES	PROPOSED
RESTAURANT PARKING (1 SPACE/EVERY 2 SEATS) (1 SPACE/EMPLOYEE)	=	25 SEATS (13 SPACES)	4	17 SPACES
RETAIL PARKING (1 SPACE/250 S.F. FLOOR AREA) (1 SPACE/EMPLOYEE)	=	2,269 S.F./250 S.F. (10 SPACES)	2	12 SPACES
TOTAL PARKING SPACES	=	23 SPACES	6	29 SPACES



LOCATION MAP
SCALE: 1" = 2,000'

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SKETCH PLAN

SCALE: 1" = 30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

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1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY
SKETCH PLAN

CLIENT: JPH REALTY
PROJECT: 1101 E LANCASTER AVE
LOCATION: 1101 E LANCASTER AVE
EAST CALN TOWNSHIP, CHESTER COUNTY, PA

DATE:	09/24/2021
SCALE:	1"=30'
DRAWN BY:	MWD
CHECKED BY:	DLH
PROJECT NO.:	3494
CAD FILE:	1101 E Lancaster Ave Pr SK-12.dwg
PLOTTED:	09/24/2021
DRAWING NO.:	SK-12B
SHEET	01 OF 01

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