

ZONING CLASSIFICATION

ZONED R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

MINIMUM LOT AREA: LOT SHALL NOT HAVE AN AREA LESS THAN FIVE THOUSAND FOUR HUNDRED (5,400 sq. ft.) SQUARE FEET.

MINIMUM LOT WIDTH: LOT SHALL HAVE A LOT WIDTH NOT LESS THAN FORTY-FIVE (45 ft.) FEET.

YARD SETBACKS:

FRONT: THE FRONT YARD SHALL BE NOT LESS THAN EIGHT (8 ft.) FEET IN DEPTH AS MEASURED FROM THE FRONT LOT LINE.

REAR: THE REAR YARD SHALL BE NOT LESS THAN TWENTY (20 ft.) FEET IN DEPTH AS MEASURED FROM THE REAR LOT LINE.

SIDE: THE SIDE YARD SHALL BE NOT LESS THAN FIVE (5 ft.) FEET ON EACH SIDE.

MAXIMUM LOT COVERAGE: NOT MORE THAN TWENTY-FIVE (25%) PERCENT OF THE LOT AREA SHALL BE COVERED WITH BUILDINGS AND / OR STRUCTURES.

BUILDING HEIGHT: THE MAXIMUM HEIGHT SHALL NOT EXCEED TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY-FIVE (35) FEET.

OWNER / APPLICANT

OWNER: MICHAEL R. CRIQUI
3006 CIRCLE DRIVE
BLOOMSBURG, PA 17815

APPLICANT: FRANK SPAID (SPAID'S LLC)
P.O. BOX 200 / 132 EAST FIRST STREET
MIFFLINVILLE, PA 18631
(570) 441-4666 / (570) 752-0756

SOURCE OF TITLE

PIN 04C04-04100
DEED BOOK: 690, PAGE: 86

PARKING

REQUIRED

RESIDENTIAL STRUCTURE:
2 SPACES FOR EACH DWELLING UNIT.

OTHER COMMERCIAL USES (SECTION 1116):
1 OFF-STREET PARKING SPACE FOR EVERY
200 s.q. ft. OF GROSS FLOOR AREA.

15,900 / 200 = 79.5 = 80 SPACES.
4 SPACES NEED TO BE ACCESSIBLE.

EXISTING AREAS

PARCEL NO. 1: 33,547.85 sq. ft. (0.77 ac.)
EXISTING BUILDING: 23,120.32 sq. ft.
LOT COVERAGE: 69%

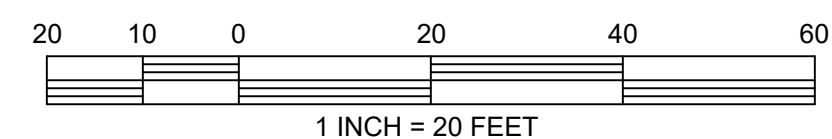
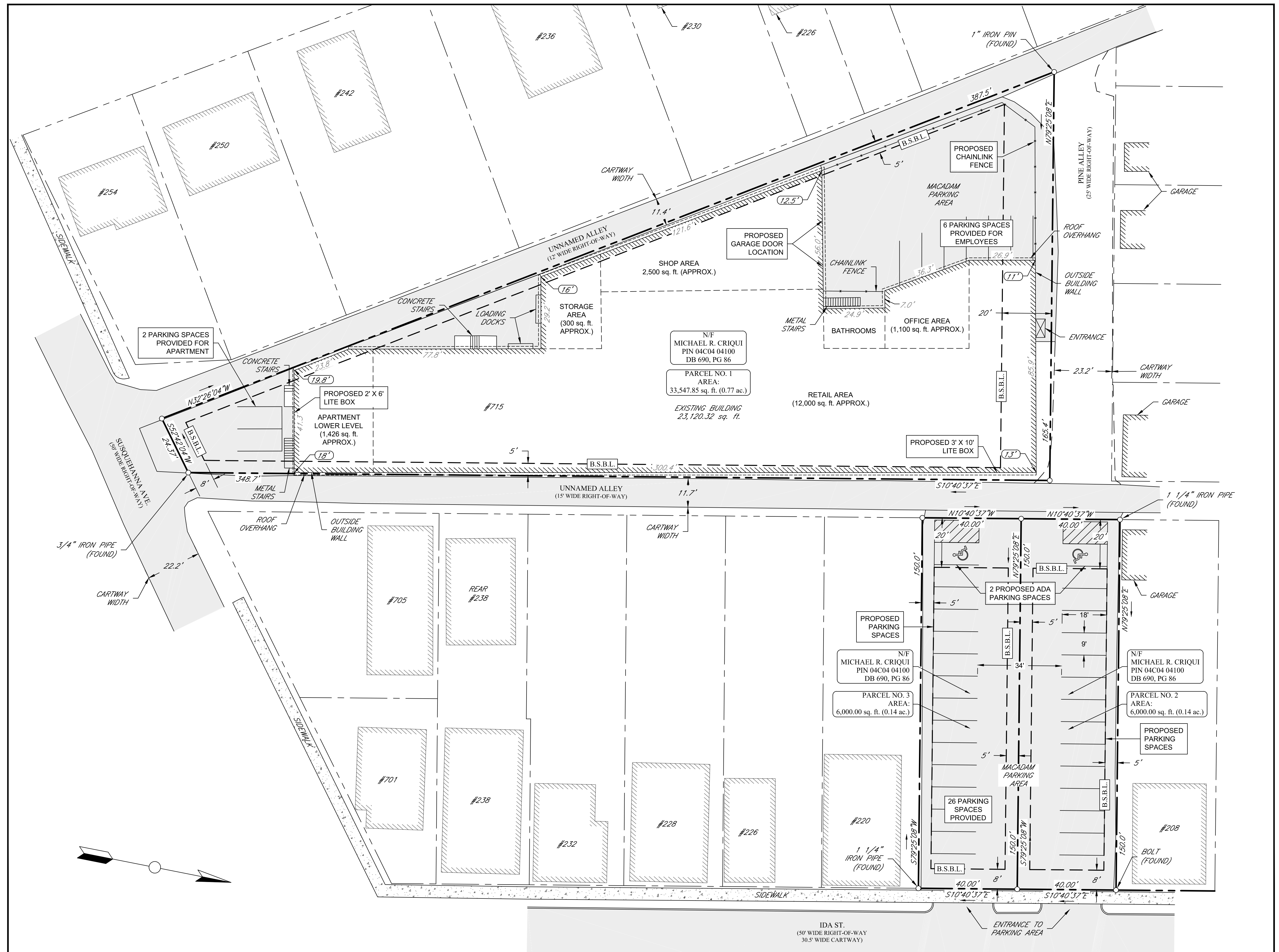
PARCEL NO. 2: 6,000 sq. ft. (0.14 ac.)
PARCEL NO. 3: 6,000 sq. ft. (0.14 ac.)

PROVIDED

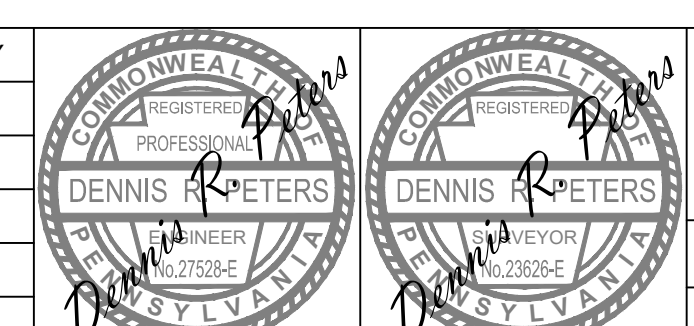
RESIDENTIAL STRUCTURE:
2 SPACES ARE PROVIDED.

OTHER COMMERCIAL USES:
26 REGULAR SPACES ARE PROVIDED.
6 EMPLOYEE SPACES ARE PROVIDED.
2 ACCESSIBLE SPACES ARE PROVIDED.
34 TOTAL SPACES ARE PROVIDED.

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EDGE OF GRAVEL
	MACADAM
	SIDEWALK
	EXISTING BUILDING
	EXISTING TEXT
	PROPOSED TEXT
	BUILDING HEIGHT
	PROPERTY CORNER



DATE	REVISIONS	BY



PETERS CONSULTANTS, INC.
CONSULTING ENGINEERS/LAND SURVEYORS
info@petersconsultants.com - www.petersconsultants.com
100 Robbins Avenue
Berwick, Pa. 18603
40 West Main Street
Bloomsburg, Pa. 17815
Scale: 1"=20'
Date: 08/07/20
Dwn By: TJK
Ck. By: DRP
File No.: 3050
Sheet 1 of 1

ZONING SITE PLAN
PREPARED FOR FRANK SPAID (SPAID'S LLC)
LANDS OF
MICHAEL R. CRIQUI
715 SUSQUEHANNA AVENUE
BERWICK BOROUGH - COLUMBIA COUNTY - PENNSYLVANIA

PROJECT: 3050 - DRAWING: 3050_Spaid.dwg - LAYOUT: 2.dwg

COPYRIGHT PETERS CONSULTANTS, INC. 2010. THESE PLANS ARE INSTRUMENTS OF SERVICE AND REMAIN THE EXCLUSIVE PROPERTY OF PETERS CONSULTANTS, INC. THE CLIENT IS GRANTED A NON-EXCLUSIVE LICENSE TO USE THE PLANS SOLELY TO CONSTRUCT THE PROJECT DEPICTED ON THE PLANS. THE PLANS MAY NOT BE MODIFIED IN ANY WAY AND MAY NOT BE USED FOR SUBSEQUENT ADDITIONS, REVISIONS, MODIFICATIONS, OR ALTERATIONS TO THE PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF PETERS CONSULTANTS, INC. PETERS CONSULTANTS, INC. ASSUMES NO LIABILITY FOR USE OF THE PLANS BEYOND THE NON-EXCLUSIVE LICENSE GRANTED HEREIN.