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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

June 20, 2018

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #18-0126-001
Plan Name: 1613 & 1621 Briar Hill Road
(2 lots on approximately 4.83 acres)
Situate: Briar Hill Road (S); west of Winston Road
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 24, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, James Friling, proposes a lot line change to transfer 73,923 square feet of land (Lot 1B on the Lot Line Change Plan) from 1621 Briar Hill Road to 1613 Briar Hill Road. There is no construction or other improvements shown at this time. The properties are located in the Township's R1 – Residence zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the proposed lot line change without comment as we have not identified any significant issues.



CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission supports the proposed lot line change without comment as we have not identified any significant issues.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

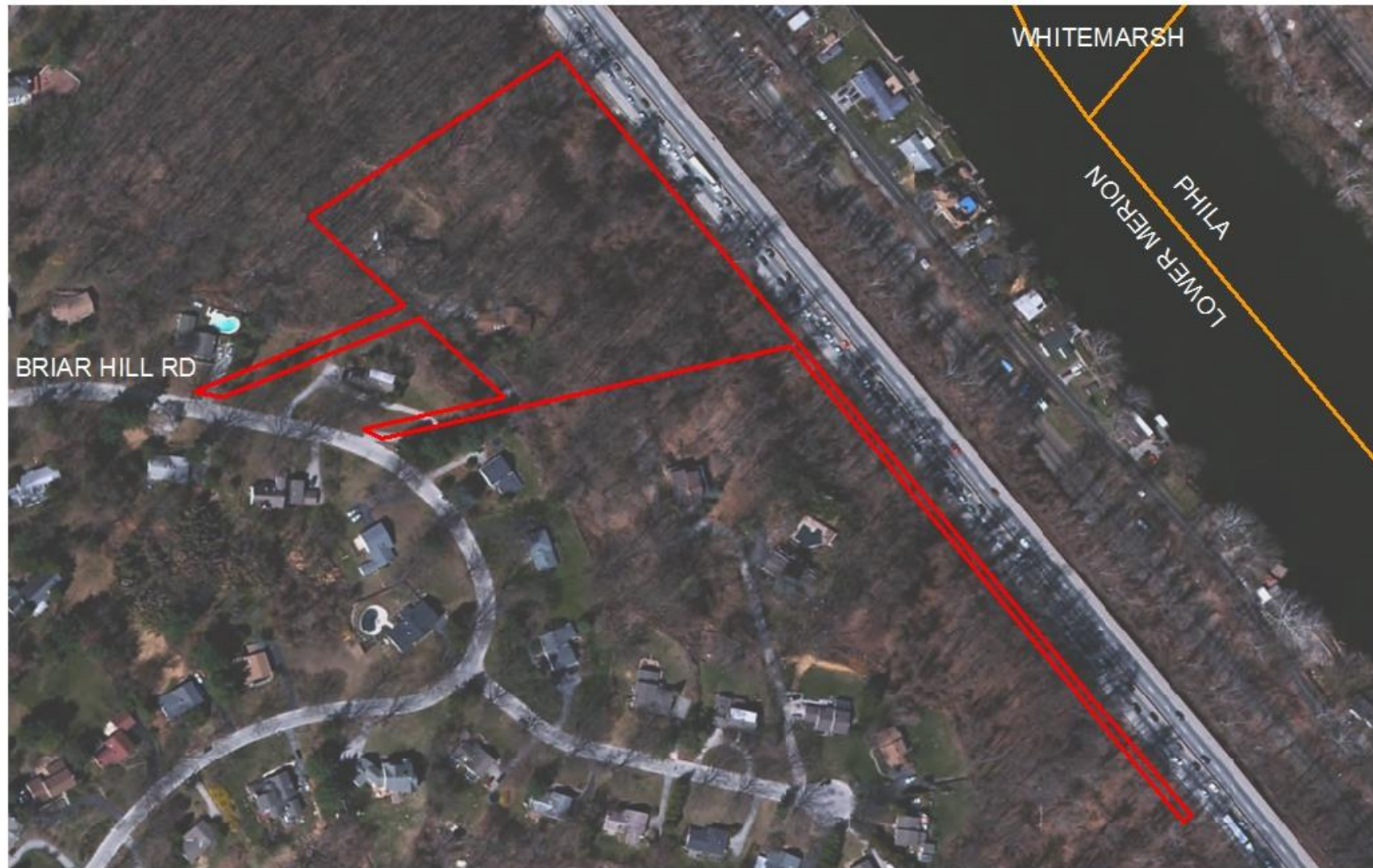
A handwritten signature in black ink that reads "Marley B Bice". The signature is fluid and cursive, with the first name "Marley" and the last name "Bice" clearly legible, and a middle initial "B" in between.

Marley Bice, AICP, Principal Planner
610-278-3740 – mbice@montcopa.org

c: James Friling, Applicant
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer

Attachment A: Reduced Copy of Applicant's Site Plan
Attachment B: Aerial Image of Site





1613 & 1621 Briar Hill Road
Lot Line Change Plan
180126001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

0 100 200 400 Feet

