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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

April 19, 2019

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

Re: MCPC #19-0069-001
Plan Name: 112 Bryn Mawr Avenue
(2 lots on approximately 0.89 acres)
Situate: Bryn Mawr Avenue (S); Union Avenue (W)
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 March 20, 2019. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to subdivide an approximately 0.89 acre lot at 112 Bryn Mawr Avenue into two lots. An existing detached home, which is listed as a Class II historic resource on the Township's Historic Resource Inventory, is proposed to remain on Parcel B with a lot size of approximately 0.2 acres. Proposed Parcel A will have a lot size of approximately 0.7 acres. No additional improvements are shown at this time. The parcel is located in the Township's R4 Residence zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed subdivision. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the proposed subdivision. Our review comments are as follows:



COMPREHENSIVE PLAN COMPLIANCE

This area of Lower Merion Township is identified as Town Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision*. The proposed preservation of the existing Class II historic home on Parcel B is consistent with the statement that “historic and other older buildings should be preserved, rehabilitated, and reused”. Any future residential development on Parcel A “should match the character and type of housing found in the immediate neighborhood”. In particular, “new homes should be built to an established front yard setback along the street” and “roof lines, window locations and patterns, building mass, building form, and building height should reflect existing designs found in the neighborhood”.

The Future Land Use Map of the Township’s 2016 Comprehensive Plan shows this area of the Township as Low & Medium Density Residential. More information regarding any proposed residential development on Parcel A is needed to determine consistency with the Township’s 2016 Comprehensive Plan, including the recommendation to “maintain the character of established residential neighborhoods.”

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the Township Zoning Ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

1. Building Area. Section 155-32.B. of the Township’s Zoning Ordinance states that “not more than 30% of the area of each lot may be occupied by buildings” in the R4 Residence zoning district. The zoning data table provided on Sheet 1 of 1 does not list the existing or proposed building area, therefore, compliance with the maximum building area requirement cannot be determined based on the information provided.
2. Projections into the Rear Yard. Section 155-136.A. of the Township’s Zoning Ordinance states that steps cannot project more than four feet into the required rear yard setback. It appears that the steps off of the rear deck of the existing home on Parcel B may project more than four feet into the proposed minimum rear yard setback.

PARKING

An existing driveway from Bryn Mawr Avenue is proposed to remain partially on Parcel A and partially on Parcel B. If the existing driveway is proposed to remain and provide vehicular access to both Parcel A and Parcel B, future versions of the plans should include any applicable shared access and maintenance easements.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposed subdivision; however, we feel that additional information may be needed to determine compliance with the Township's Zoning Ordinance.

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,



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

c: Meir Badush, Applicant
Ambric Technology Corporation, Applicant's Engineer
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



[SPACE RESERVED FOR COUNTY SIGNATURES]

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(IN FEET)
1 inch = 25.4 mm

MAR 14 2019

Building & Planning Dept.



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190069001

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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

0 50 100 200 Feet

