

November 2, 2018

TO: Planning Commission Members

FROM: Christopher Leswing, Director, Building & Planning Department



SUBJECT: PRELIMINARY LOT LINE CHANGE PLAN – 635 Creighton Road & 644 Spring Mill Road, Villanova, LD# 3815, Ward 6

Proposal

The applicants, Steven and Linda Siegfried, owners of 644 Spring Mill Road, and BNG14, LLC, care of Matt Wallach, owner of 635 Creighton Road, seek approval to transfer 4,260 square feet from 635 Creighton Road to 644 Spring Mill Road. No new construction or improvements are proposed to either property. The purpose of the transfer is to create additional separation between the property line and an existing driveway on 644 Spring Mill Road.

The proposal is illustrated on the accompanying plan set that includes two sheets prepared by Momenee Inc., dated August 2, 2018, last revised October 16, 2018.

The following table details the bulk, area and setback requirements for the existing and proposed conditions.

R1 Zoning District Requirements		Existing 644 Spring Mill Road (Lot 2)	Proposed 644 Spring Mill Road (Lot 2)	Existing 635 Creighton Road (Lot 1)	Proposed 635 Creighton Road (Lot 1)
Net Lot Area	30,000 sq. ft.	145,348 sq. ft. (3.3 acres)	149,246 sq. ft. (3.3 acres)	97,347 sq. ft. (2.2 acres)	93,449 sq. ft. (2.1 acres)
Lot Width	125'	311'	326'	457'	443'
Front Yard	50' min.	50'	50'	N/A*	N/A*
Side Yard	15' min. & 40' agg.	20' & 40' agg.	20' & 40' agg.	N/A*	N/A*
Rear Yard	25' min.	N/A**	N/A**	N/A*	N/A*
Building Area	15% max.	3.7% 5,373 sq. ft.	3.6% 5,373 sq. ft.	0% 0 sq. ft.	0% 0 sq. ft.
Impervious Surface	21%	23.6%*** 34,280 sq. ft.	23%*** 34,280 sq. ft.	5.4% 5,232 sq. ft.	5.6% 5,232 sq. ft.

*The lot is currently vacant.

**Because the lot is fronted by two streets, there is no rear yard.

***The applicant obtained approval in 2005 to utilize the 1% impervious surface expansion and added an additional 1,442 sq. ft. of impervious to the lot.

Montgomery County Planning Commission Review

The County did not identify any issues with the proposal. Their review letter is attached.

Lot Line Change Plans

While the proposal is relatively minor, the Township Subdivision & Land Development Code requires an applicant to obtain approval from the Board of Commissioners for all Lot Line Change Plans. The Subdivision and Land Development Code defines a subdivision as follows:

SUBDIVISION

The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, **including changes in existing lot lines** for the purpose, whether immediate or

future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or residential dwelling, shall be exempted. "Subdivision" shall include the merger of two or more lots into a lesser number of lots and the mortgage of less than all of a lot.

Issues

1. Relief

The application requires relief from Subdivision & Land Development Code Section 135-35, to create an irregular lot line between the two properties. This Code section states:

A. Depth, side lines and irregular configuration.

(2) A lot may not be created which is excessively irregular unless reasonably dictated by the topography of the land or other natural feature. An excessively irregular lot is one which is not four sided or which has a boundary line the length of which is more than 2.5 times the width of the opposite or adjacent boundary line.

The existing lots are currently irregular in their configuration. The proposal minimizes the irregularity slightly by making the lot line more perpendicular to the right of way of Creighton Road. Since the existing lots are already irregular, staff recommends the relief be granted.

2. Action

The Planning Commission must take the following actions for this application:

- A. Provide a recommendation on the Preliminary Lot Line Change Plan.
- B. Provide a recommendation on the requested relief noted above.