MONTGOMERY COUNTY
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MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 25, 2024

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

Re: MCPC #24-0004-001
Plan Name: 1301 Sussex Road & 730 Argyle Road
(2 lots comprising 37.25 acres)
Situate: Spring Mill Road (north)/east of Morris Avenue
Lower Merion Township

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 January 8, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to transfer 2,400 square feet of land from 730 Argyle Road to 1301 Sussex Road. The 20-foot wide by 120-foot long strip of ground to be conveyed shall be a permanent sanitary sewer easement for 730 Argyle Road. No additional site improvements are shown. The property is located in the township's LDR4 Low Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Low & Medium Density Residential. In addition, this area of the township is identified as a Town Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Residential Areas are traditional residential areas that are oriented towards pedestrians more than automobiles and have a variety of housing types that are often mingled within blocks or small neighborhoods.

RECOMMENDATION

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

CONCLUSION

We wish to reiterate that MCPC generally 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. Please print the assigned MCPC number (#24-0004-001) on any plans submitted for final recording.

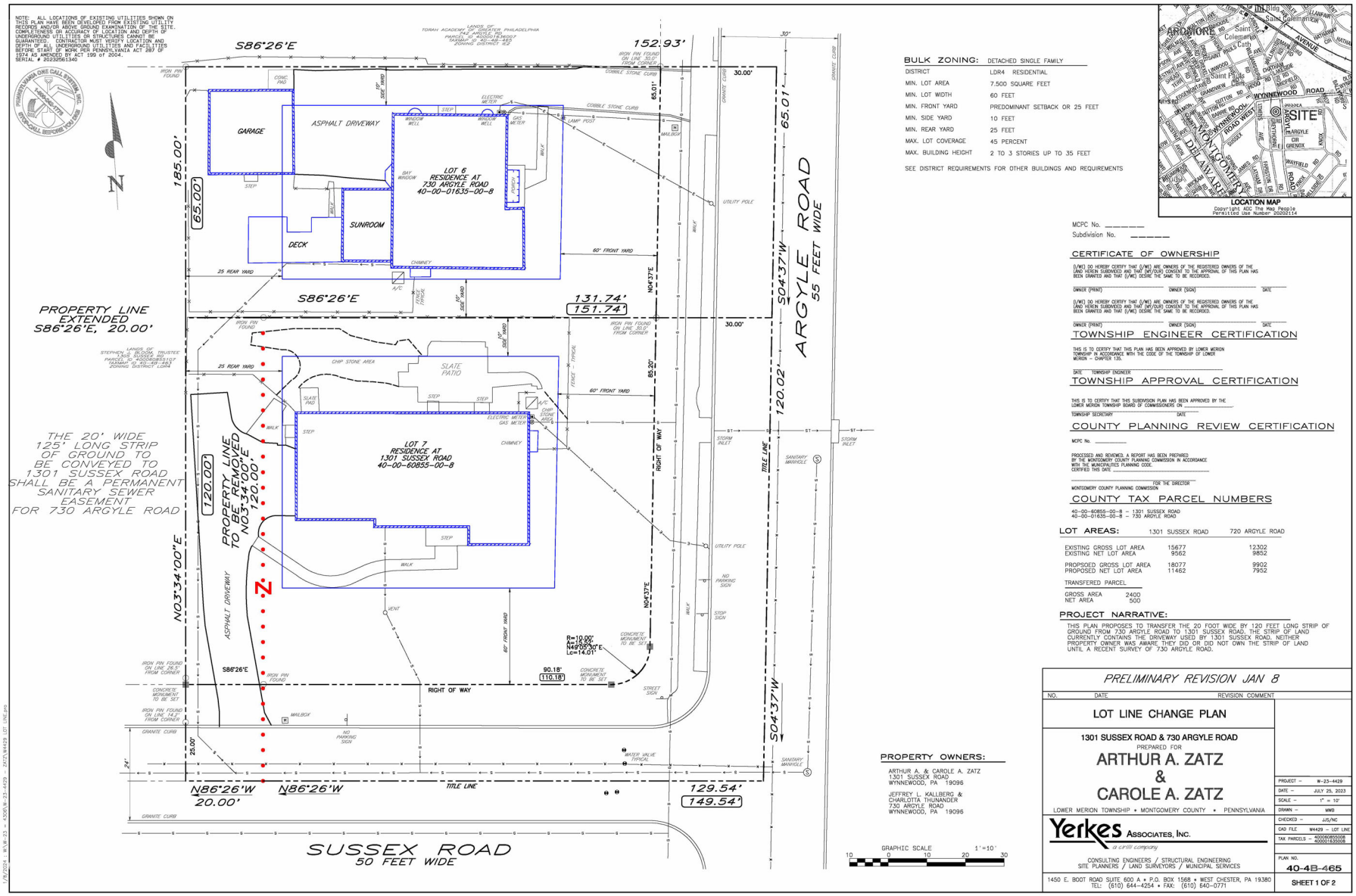
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Scott Rothman, Esq., Applicant's Representative
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner

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



BULK ZONING: DETACHED SINGLE FAMILY

DISTRICT	LDR4 RESIDENTIAL
MIN. LOT AREA	7,500 SQUARE FEET
MIN. LOT WIDTH	60 FEET
MIN. FRONT YARD	PREDOMINANT SETBACK OR 25 FEET
MIN. SIDE YARD	10 FEET
MIN. REAR YARD	25 FEET
MAX. LOT COVERAGE	45 PERCENT
MAX. BUILDING HEIGHT	2 TO 3 STORIES UP TO 35 FEET

SEE DISTRICT REQUIREMENTS FOR OTHER BUILDINGS AND REQUIREMENTS

LOCATION MAP

Copyright ADC The Map People
Permitted Use Number 20202114

MCPC No. _____
Subdivision No. _____

CERTIFICATE OF OWNERSHIP

(I/WE) DO HEREBY CERTIFY THAT (I/WE) ARE OWNERS OF THE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT (MY/OUR) CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT (I/WE) DESIRE THE SAME TO BE RECORDED.

OWNER (PRINT) OWNER (SIGN) DATE

(I/WE) DO HEREBY CERTIFY THAT (I/WE) ARE OWNERS OF THE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT (MY/OUR) CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT (I/WE) DESIRE THE SAME TO BE RECORDED.

OWNER (PRINT) OWNER (SIGN) DATE

TOWNSHIP ENGINEER CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION – CHAPTER 135.

DATE TOWNSHIP ENGINEER

TOWNSHIP APPROVAL CERTIFICATION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE LOWER MERION TOWNSHIP BOARD OF COMMISSIONERS ON _____

TOWNSHIP SECRETARY DATE

COUNTY PLANNING REVIEW CERTIFICATION

MCPC No. _____

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

COUNTY TAX PARCEL NUMBERS

40-00-60855-00-8 – 1301 SUSSEX ROAD
40-00-61635-00-8 – 730 ARGYLE ROAD

LOT AREAS:

	1301 SUSSEX ROAD	720 ARGYLE ROAD
EXISTING GROSS LOT AREA	15677	12302
EXISTING NET LOT AREA	9562	9852
PROPSOED GROSS LOT AREA	18077	9902
PROPOSED NET LOT AREA	11462	7952
TRANSFERED PARCEL		
GROSS AREA	2400	
NET AREA	500	

PROJECT NARRATIVE:

THIS PLAN PROPOSES TO TRANSFER THE 20 FOOT WIDE BY 120 FEET LONG STRIP OF GROUND FROM 730 ARGYLE ROAD TO 1301 SUSSEX ROAD. THE STRIP OF LAND CURRENTLY CONTAINS THE DRIVEWAY USED BY 1301 SUSSEX ROAD. NEITHER PROPERTY OWNER WAS AWARE THEY DID OR DID NOT OWN THE STRIP OF LAND UNTIL A RECENT SURVEY OF 730 ARGYLE ROAD.

PROPERTY OWNERS:

ARTHUR A. & CAROLE A. ZATZ
1301 SUSSEX ROAD
WYNNEWOOD, PA 19096

JEFFREY L. KALLBERG &
CHARLOTTA THUNANDER
730 ARGYLE ROAD
WYNNEWOOD, PA 19096

PRELIMINARY REVISION JAN 8

NO.	DATE:	REVISION COMMENT

LOT LINE CHANGE PLAN

1301 SUSSEX ROAD & 730 ARGYLE ROAD

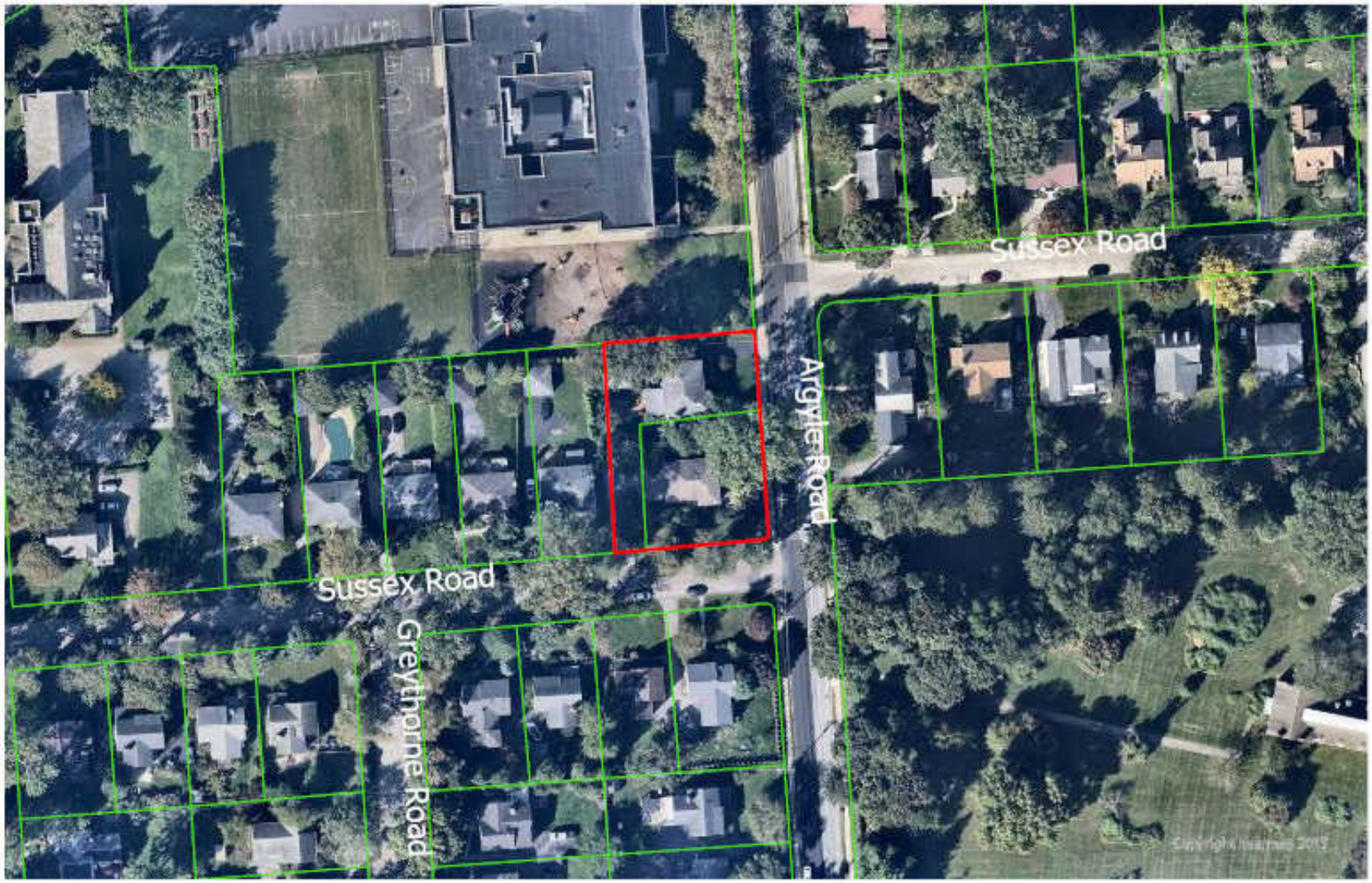
PREPARED FOR

ARTHUR A. ZATZ
&
CAROLE A. ZATZ

LOWER MERION TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

Yerkes Associates, Inc.
a CHMM company
CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES
1450 E. BOOT ROAD SUITE 600 A • P.O. BOX 1568 • WEST CHESTER, PA 19380
TEL: (610) 644-4254 • FAX: (610) 640-0771

PROJECT –	W-23-4429
DATE –	JULY 25, 2023
SCALE –	1" = 10'
DRAWN –	MMD
CHECKED –	JJS/NC
CAD FILE	W4429 – LOT LINE
TAX PARCELS –	40006085008 40001635008
PLAN NO.	40-4B-465
	SHEET 1 OF 2



1301 Sussex Road & 730 Argyle Road
MCPC#240004001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap