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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
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 5, 2024

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

Re: MCPC #24-0032-001
Plan Name: 40 & 42 Walton Avenue
(2 lots comprising 0.10 acres)
Situate: Walton Avenue (N); west of S. Cricket Terrace
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 February 6, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Maude Dinda, proposes to transfer 285 square feet of land from 42 Walton Avenue to 40 Walton Avenue. No additional site improvements are shown at this time. The property is located in the township's MDR2 Medium Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as High Density Residential. In addition, this area of the township is identified as a Town Center Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Center Areas are traditional downtown areas with a mix of retail, institutional, office, and residential uses. These centers are pedestrian-oriented, with buildings built close to sidewalks and often attached, side-to-side.

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 (#24-0032-001) on any plans submitted for final recording.

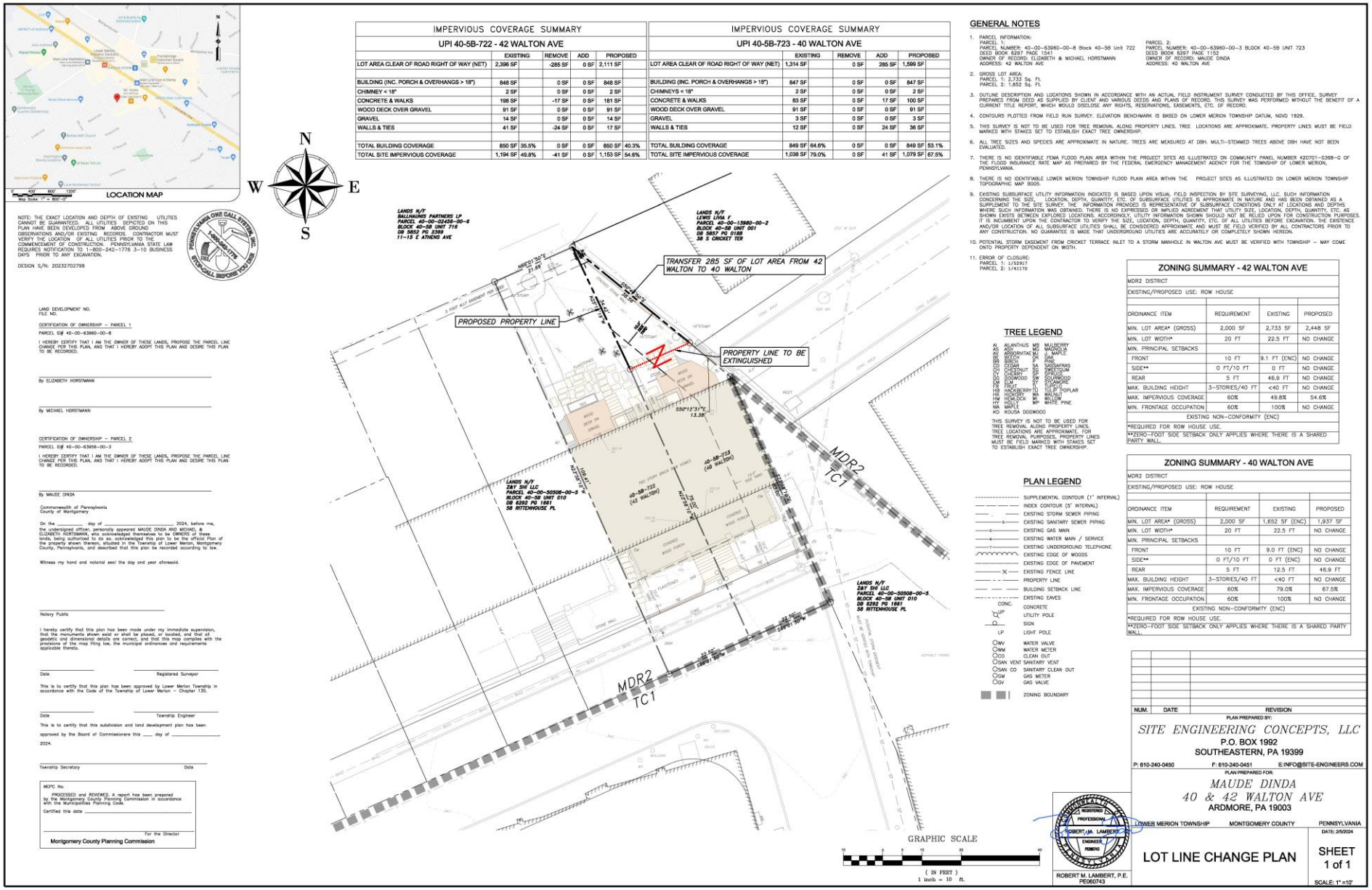
Sincerely,

Marley B Bice

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

c: Robert M. Lambert, P.E., Applicant's Engineer
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
Sarah Carley, Twp. Planner

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



IMPERVIOUS COVERAGE SUMMARY UPI 40-5B-722 - 42 WALTON AVE						
	EXISTING		REMOVE	ADD	PROPOSED	
LOT AREA CLEAR OF ROAD RIGHT OF WAY (NET)	2,396 SF		-285 SF	0 SF	2,111 SF	
BUILDING (INC. PORCH & OVERHANGS > 18")	848 SF		0 SF	0 SF	848 SF	
CHIMNEY < 18"	2 SF		0 SF	0 SF	2 SF	
CONCRETE & WALKS	198 SF		-17 SF	0 SF	181 SF	
WOOD DECK OVER GRAVEL	91 SF		0 SF	0 SF	91 SF	
GRAVEL	14 SF		0 SF	0 SF	14 SF	
WALLS & TIES	41 SF		-24 SF	0 SF	17 SF	
TOTAL BUILDING COVERAGE	850 SF	35.5%	0 SF	0 SF	850 SF	40.3%
TOTAL SITE IMPERVIOUS COVERAGE	1,194 SF	49.8%	-41 SF	0 SF	1,153 SF	54.6%

IMPERVIOUS COVERAGE SUMMARY UPI 40-5B-723 - 40 WALTON AVE						
	EXISTING		REMOVE	ADD	PROPOSED	
LOT AREA CLEAR OF ROAD RIGHT OF WAY (NET)	1,314 SF		0 SF	285 SF	1,599 SF	
BUILDING (INC. PORCH & OVERHANGS > 18")	847 SF		0 SF	0 SF	847 SF	
CHIMNEYS < 18"	2 SF		0 SF	0 SF	2 SF	
CONCRETE & WALKS	83 SF		0 SF	17 SF	100 SF	
WOOD DECK OVER GRAVEL	91 SF		0 SF	0 SF	91 SF	
GRAVEL	3 SF		0 SF	0 SF	3 SF	
WALLS & TIES	12 SF		0 SF	24 SF	36 SF	
TOTAL BUILDING COVERAGE	849 SF	64.6%	0 SF	0 SF	849 SF	53.1%
TOTAL SITE IMPERVIOUS COVERAGE	1,038 SF	79.0%	0 SF	41 SF	1,079 SF	67.5%

GENERAL NOTES

1. PARCEL INFORMATION:
   PARCEL 1:
   PARCEL NUMBER: 40-00-63960-00-8 Block 40-5B Unit 722
   DEED BOOK 6297 PAGE 1541
   OWNER OF RECORD: ELIZABETH & MICHAEL HORSTMANN
   ADDRESS: 42 WALTON AVE

   PARCEL 2:
   PARCEL NUMBER: 40-00-63960-00-3 BLOCK 40-5B UNIT 723
   DEED BOOK 6267 PAGE 1152
   OWNER OF RECORD: MAUDE DINDA
   ADDRESS: 40 WALTON AVE
2. GROSS LOT AREA:
   PARCEL 1: 2,733 Sq. Ft.
   PARCEL 2: 1,652 Sq. Ft.
3. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED BY THIS OFFICE. SURVEY PREPARED FROM DEED AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
4. CONTOURS PLOTTED FROM FIELD RUN SURVEY. ELEVATION BENCHMARK IS BASED ON LOWER MERION TOWNSHIP DATUM, NGVD 1929.
5. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
6. ALL TREE SIZES AND SPECIES ARE APPROXIMATE IN NATURE. TREES ARE MEASURED AT DBH. MULTI-STEMMED TREES ABOVE DBH HAVE NOT BEEN EVALUATED.
7. THERE IS NO IDENTIFIABLE FEMA FLOOD PLAIN AREA WITHIN THE PROJECT SITES AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420701-0368-G OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF LOWER MERION, PENNSYLVANIA.
8. THERE IS NO IDENTIFIABLE LOWER MERION TOWNSHIP FLOOD PLAIN AREA WITHIN THE PROJECT SITES AS ILLUSTRATED ON LOWER MERION TOWNSHIP TOPOGRAPHIC MAP 8005.
9. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY SITE SURVEYING, LLC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
10. POTENTIAL STORM EASEMENT FROM CRICKET TERRACE INLET TO A STORM MANHOLE IN WALTON AVE MUST BE VERIFIED WITH TOWNSHIP – MAY COME ONTO PROPERTY DEPENDENT ON WIDTH.
11. ERROR OF CLOSURE:
    PARCEL 1: 1/52917
    PARCEL 2: 1/41179

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20232702799

LAND DEVELOPMENT NO.
FILE NO.

CERTIFICATION OF OWNERSHIP – PARCEL 1

PARCEL ID# 40-00-63960-00-8

I HEREBY CERTIFY THAT I AM THE OWNER OF THESE LANDS, PROPOSE THE PARCEL LINE CHANGE PER THIS PLAN, AND THAT I HEREBY ADOPT THIS PLAN AND DESIRE THIS PLAN TO BE RECORDED.

By ELIZABETH HORSTMANN

By MICHAEL HORSTMANN

CERTIFICATION OF OWNERSHIP – PARCEL 2

PARCEL ID# 40-00-63958-00-3

I HEREBY CERTIFY THAT I AM THE OWNER OF THESE LANDS, PROPOSE THE PARCEL LINE CHANGE PER THIS PLAN, AND THAT I HEREBY ADOPT THIS PLAN AND DESIRE THIS PLAN TO BE RECORDED.

By MAUDE DINDA

Commonwealth of Pennsylvania
County of Montgomery

On the ____ day of ____ 2024, before me, the undersigned officer, personally appeared MAUDE DINDA AND MICHAEL & ELIZABETH HORSTMANN, who acknowledged themselves to be OWNERS of these lands, being authorized to do so, acknowledged this plan to be the official Plan of the property shown thereon, situated in the Township of Lower Merion, Montgomery County, Pennsylvania, and described that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

I hereby certify that this plan has been made under my immediate supervision, that the monuments shown exist or shall be placed, or located, and that all geodetic and dimensional details are correct, and that this map complies with the provisions of the map filing law, the municipal ordinances and requirements applicable thereto.

Date Registered Surveyor

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

This is to certify that this subdivision and land development plan has been approved by the Board of Commissioners this ___ day of ____ 2024.

Township Secretary Date

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

TREE LEGEND

AL	ALANTHUS	MB	MULBERRY
AS	ASH	MO	MAGNOLIA
AV	ARBORVITAE	MJ	JL MAPLE
BB	BIRCH	MP	PURP.
BL	BEECH	OA	OAK
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CY	CHERRY	SP	SPRUCE
DG	DOGWOOD	SW	SOURWOOD
EM	ELM	SY	SYCAMORE
FT	FRUIT	TU	TULIP
HB	HACKBERRY	TT	TULIP POPLAR
HI	HICKORY	WA	WALNUT
HM	HEMLOCK	WI	WILLOW
MA	MAPLE	WP	WHITE PINE
MI	MISC.		
KO	KOUSA DOGWOOD		

THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.

PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EAVES
- CONC: CONCRETE
- UP UTILITY POLE
- SIGN
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- CO CLEAN OUT
- SAN VENT SANITARY VENT
- SAN CO SANITARY CLEAN OUT
- GM GAS METER
- GV GAS VALVE
- ZONING BOUNDARY

ZONING SUMMARY - 42 WALTON AVE

MDR2 DISTRICT
EXISTING/PROPOSED USE: ROW HOUSE

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA* (GROSS)	2,000 SF	2,733 SF	2,448 SF
MIN. LOT WIDTH*	20 FT	22.5 FT	NO CHANGE
MIN. PRINCIPAL SETBACKS			
FRONT	10 FT	9.1 FT (ENC)	NO CHANGE
SIDE**	0 FT/10 FT	0 FT	NO CHANGE
REAR	5 FT	46.9 FT	NO CHANGE
MAX. BUILDING HEIGHT	3-STORIES/40 FT	<40 FT	NO CHANGE
MAX. IMPERVIOUS COVERAGE	60%	49.8%	54.6%
MIN. FRONTAGE OCCUPATION	60%	100%	NO CHANGE
EXISTING NON-CONFORMITY (ENC)			

*REQUIRED FOR ROW HOUSE USE.
**ZERO-FOOT SIDE SETBACK ONLY APPLIES WHERE THERE IS A SHARED PARTY WALL.

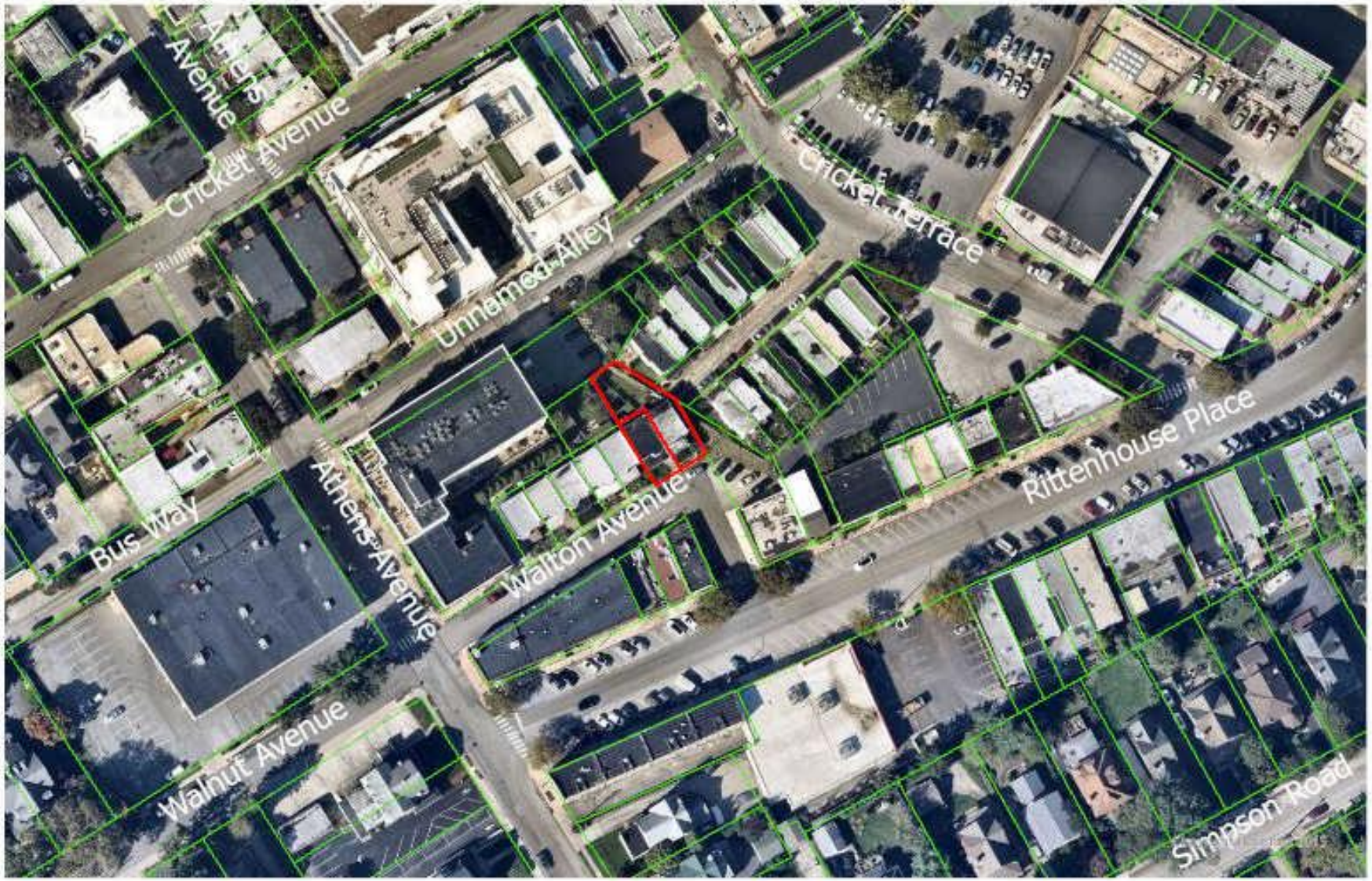
ZONING SUMMARY - 40 WALTON AVE

MDR2 DISTRICT
EXISTING/PROPOSED USE: ROW HOUSE

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA* (GROSS)	2,000 SF	1,652 SF (ENC)	1,937 SF
MIN. LOT WIDTH*	20 FT	22.5 FT	NO CHANGE
MIN. PRINCIPAL SETBACKS			
FRONT	10 FT	9.0 FT (ENC)	NO CHANGE
SIDE**	0 FT/10 FT	0 FT (ENC)	NO CHANGE
REAR	5 FT	12.5 FT	46.9 FT
MAX. BUILDING HEIGHT	3-STORIES/40 FT	<40 FT	NO CHANGE
MAX. IMPERVIOUS COVERAGE	60%	79.0%	67.5%
MIN. FRONTAGE OCCUPATION	60%	100%	NO CHANGE
EXISTING NON-CONFORMITY (ENC)			

*REQUIRED FOR ROW HOUSE USE.
**ZERO-FOOT SIDE SETBACK ONLY APPLIES WHERE THERE IS A SHARED PARTY WALL.

NUM.	DATE	REVISION



40 & 42 Walton Avenue
MCPC#240032001

Montgomery County Planning Commission

0 50 100 200 Feet

N