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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 6, 2024

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC # 24-0037-001
Plan Name: 537 Penllyn Pike
(2 lots comprising approximately 4.74 acres)
Situate: Penllyn Pike (cross streets: Brights Lane (E), Gypsy Hill Road (N))
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced residential lot line adjustment in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 14, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Friedrich J. Wenz, is proposing a residential lot line adjustment. The two properties share a portion of a lot line, but have frontage along different roads. The lot line adjustment would transfer approximately 58,474 square feet (Proposed Parcel A) from Block 14 Unit 38 (parcel no. 390003277005) located on Penllyn Pike, to Block 14 Unit 2 (parcel no. 390001780008) located on Gyspy Hill Road.

The properties are located in the A Residential Zoning District. No land development was submitted with the proposed subdivision plans

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as being located in the "Suburban Residential" future land use areas. Suburban Residential areas consist primarily of single family detached homes. Residential development should match the character and type of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

RECOMMENDATION

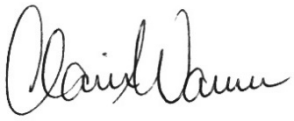
The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant land use, transportation, design, or other issues that should be addressed. In addition, the proposed development would satisfy the zoning requirements of the A Residential Zoning District. Therefore, we have no substantive comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. 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 (24-0037-001) on any plans submitted for final recording.

Sincerely,

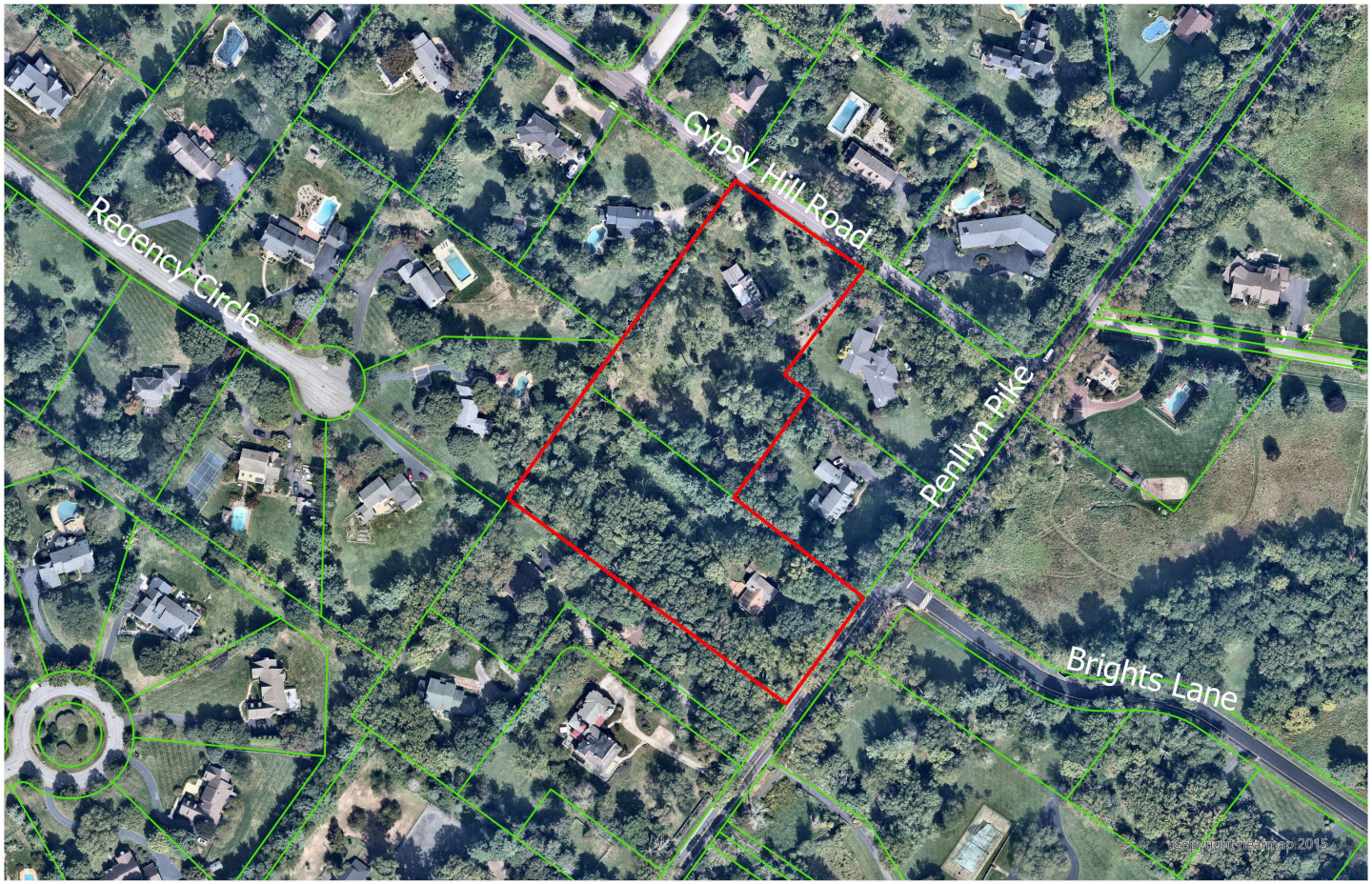


Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Jeffrey Turner, Applicant's Engineer
Mimi Gleason, Interim Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission

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

ATTACHMENTS A & B



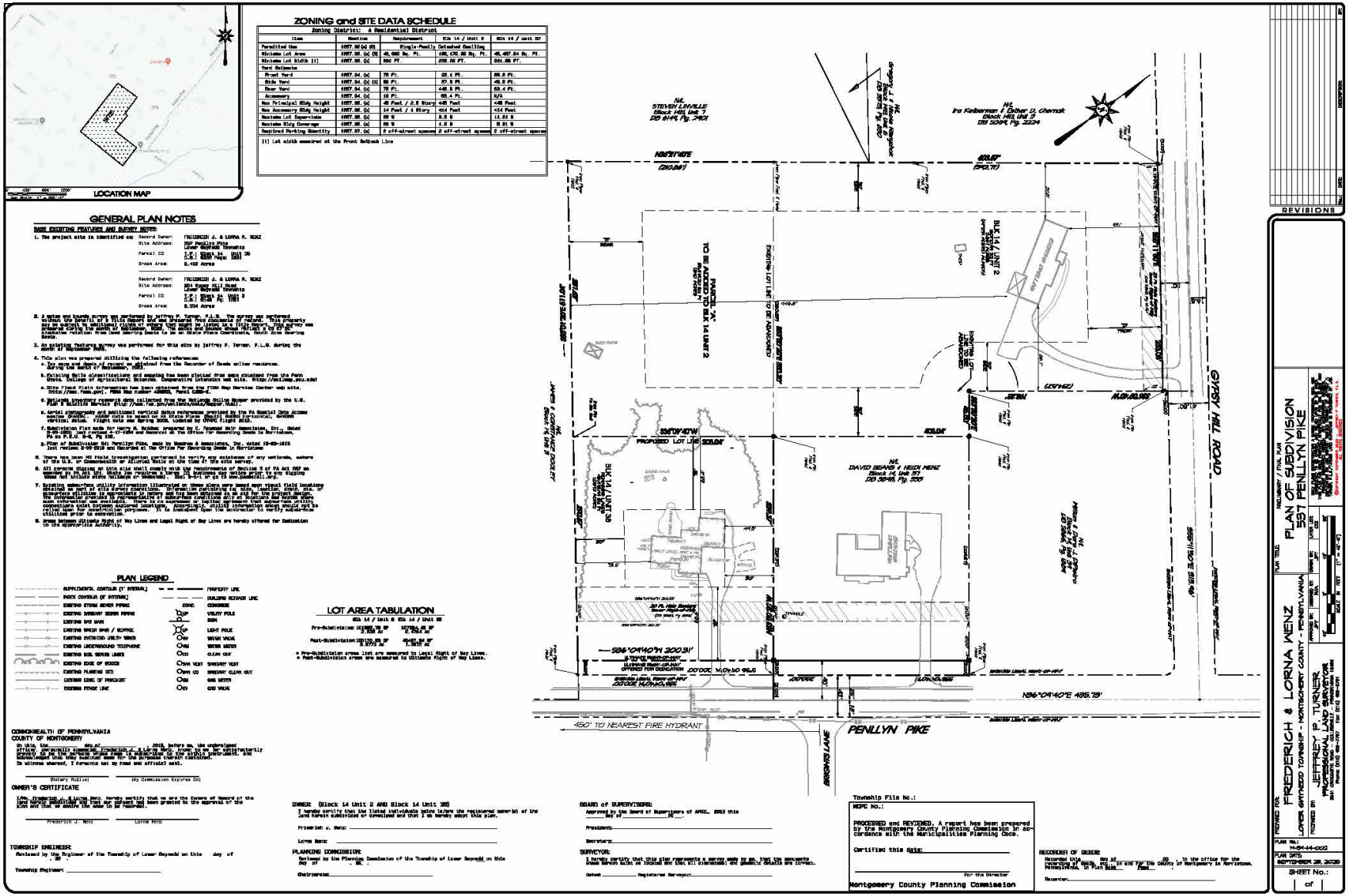
537 Penllyn Pike
MCPC#240037001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


ZONING and SITE DATA SCHEDULE
Zoning District: A Residential District
LOCATION MAP
GENERAL PLAN NOTES
PLAN LEGEND
LOT AREA TABULATION
PLAN OF SUBDIVISION
537 PENLLYN PIKE
FREDERICH & LORNA WENZ
LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
JEFFREY P. TURNER
PROFESSIONAL LAND SURVEYOR
PENLLYN PIKE
GYPSY HALL ROAD
BERGEN LANE
PROPOSED LOT LINE
450' TO NEAREST FIRE HYDRANT
OWNER'S CERTIFICATE
BOARD of SUPERVISORS:
SURVEYOR:
PLANNING COMMISSION:
Montgomery County Planning Commission
REVISIONS