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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 7, 2024

Mary Aversa, Borough Manager
131 Rosemary Avenue
Ambler, PA 19002

Re: MCPC #24-0130-001
Plan Name: 219 Hendricks Street, Ambler, PA 19002
(3 lots comprising 0.9 acres)
Situate: Hendricks Street (N), between Walker Road (NW) and Tennis Avenue (SE)
Borough of Ambler

Dear Ms. Aversa:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, PFP Property Management, LLC, intends to subdivide a single 0.9 acre parcel into three parcels of land. The existing single-family home and a detached garage are proposed to remain on a 28,262 square foot lot taking frontage from Hendricks Avenue. Two new 6,000 square foot lots are proposed along Hendricks Avenue. All lots meet the dimensional standards of the R-1 Residential District. The two 6,000 square foot lots are anticipated to be developed for single-family detached homes, as would be permissible by zoning; however, no development is proposed at this time. The applicant has included language on their submitted plan indicating an understanding that additional review and permitting will be required should development occur in the future.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal, however, in the course of our review we have identified the following concern that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

The existing driveway, which provides access to the existing dwelling on proposed Lot 1, straddles Lot 1 and Lot 2. In order to address this encroachment, the applicant may opt to establish a shared-access easement between

Lot 1 and Lot 2, potentially extending to Lot 3. Retaining the existing driveway would minimize site disturbance to some extent, while allowing for cross-access to Lot 2 and potentially Lot 3. This alternative is preferred as it would minimize curb cuts and retain existing on-street parking, allow for parking behind future dwelling units (minimizing visual impact), and may result in a reduction in paved surfacing. A less favored alternative would be to remove any portion of the existing driveway that is located on proposed Lot 2, and reconstruct a driveway that is entirely on Lot 1. This alternative may result in each lot requiring a curb cut and driveway.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Ambler Borough's planning objectives for infill development. We would like to commend the applicant for their intent to preserve the existing home, as it is our understanding that this home may have historical significance to the borough. This sort of infill development ensures that the fabric of the community remains intact, while making way for additional residential density in an appropriate setting.

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 (*#24-0130-001*) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Timothy Konetchy, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

c: Glenn Kucher, Code Officer
Nick T. Rose, P.E., ProTract Engineering, Inc.
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Jessica Buck, District Manager, MCCD

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

ATTACHMENT A: AERICAL IMAGE OF SITE



219 Hendricks Street Subdivision
MCPC#240130010

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT B: REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN

