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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 7, 2024

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

Re: MCPC #24-0130-002
Plan Name: 219 Hendricks Street, Ambler, PA 19002
(2 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 August 5, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, PFP Property Management, LLC, has submitted a revised site plan (See MCPC Review Letter #24-0130-001, dated June 7, 2024). The revised subdivision plan now provides for the subdivision of a single 0.9 acre parcel into two parcels of land. The existing single-family home and a detached garage are proposed to remain on a 33,112 square foot lot taking frontage from Hendricks Avenue ("Lot 1"). A new 7,150 square foot lot is proposed along Hendricks Avenue ("Lot 2"). Lot 2 is anticipated to be developed for single-family detached home, 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) supports the applicant's proposal without comment as we have found it to be generally consistent with the comprehensive plans for Ambler Borough Plan and Montgomery County.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment; however, 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.

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 (*#24-0130-002*) 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#240130001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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

