**MONTGOMERY COUNTY**
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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 23, 2024

Amy B. Shafer, Secretary/Treasurer
Upper Salford Township
P.O. Box 100
Salfordville, PA 18958

Re: MCPC #24-0184-001
Plan Name: Walker/Garrison Lot Line Adjustment
(2 lots on 5.40 acres)
Situate: Old Sumneytown Pike
Cross Street: Perkiomenville Road
Upper Salford Township

Dear Ms. Shafer:

We have reviewed the above-referenced lot-line adjustment plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2024. We forward this letter as a report of our review.

## BACKGROUND

Michael and Rita Garrison are proposing a lot-line adjustment to their property at 1741 Sumneytown Pike (Lot #2), which abuts 1779 Perkiomenville Road (Lot # 1). The property is located in the R-2 Rural Residential Zoning District. The applicant is requesting that the property lot-line between the two properties be shifted so that the shaded area on the plan be conveyed from Lot #1 to Lot #2. The site is served by on-lot water and sewer. This is a minor plan submission. The image of the plan submitted to us for review did not include a date.

The applicant's proposal does not create or worsen any nonconformities (i.e. Minimum Lot Width, Rear Yard Setback), in accordance with §27-2102 of the zoning code. The lot-line change solely widens Lot #2 by a maximum of 31.87 feet, while in turn reducing the width of Lot #1 by a maximum of the same.

## 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 Indian Valley Regional Comprehensive Plan and *Montco 2040: A Shared Vision.*

## 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 (*#24-0184-*001) on any plans submitted for final recording.

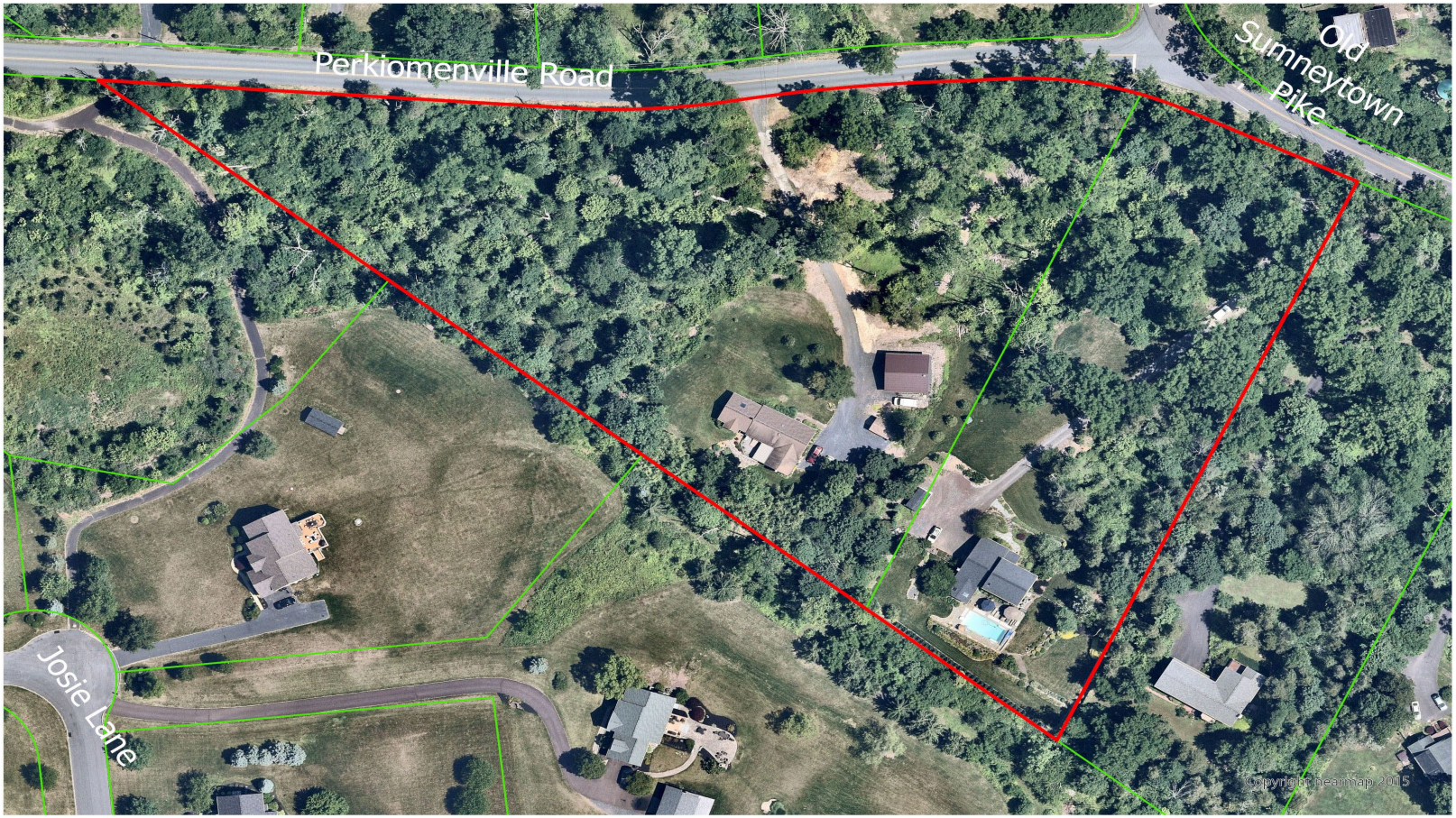
Sincerely,

Adam Schantz, Community Planner
adam.schantz@montgomerycountypa.gov – 610-278-3748

cc: Michael and Rita Garrison, Applicants
Kevin O'Donnell, Chair, Board of Supervisors
John Giannini, Chair, Municipal Planning Commission
Michael L. Reinert, P.E., Township Engineer
Lori F. Smith, Township Assistant Secretary

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

## ATTACHMENTS A&B



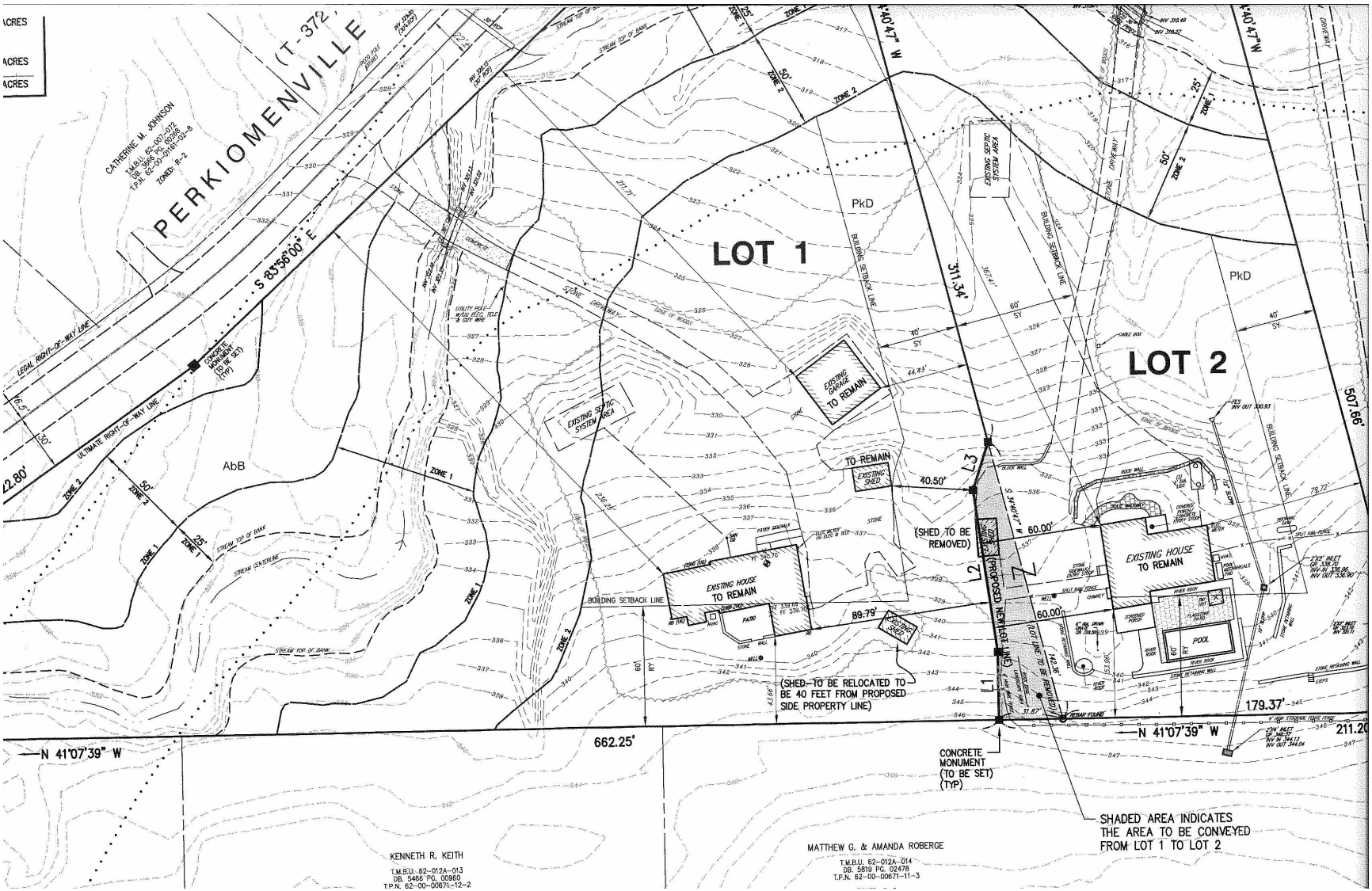

Walker/Garrison Lot Line Adjustment
MCPC#240184001

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/plancom
Aerial photography provided by Nearmap


PERKIOMENVILLE (T-372)
LOT 1
LOT 2
PkD
AbB
S 83°56'00" E
N 41°07'39" W
662.25'
311.34'
507.66'
179.37'
60.00'
89.79'
40.50'
(SHED TO BE REMOVED)
(SHED TO BE RELOCATED TO BE 40 FEET FROM PROPOSED SIDE PROPERTY LINE)
EXISTING HOUSE TO REMAIN
EXISTING GARAGE TO REMAIN
EXISTING SHED TO REMAIN
EXISTING SEPTIC SYSTEM AREA
BUILDING SETBACK LINE
ULTIMATE RIGHT-OF-WAY LINE
LEGAL RIGHT-OF-WAY LINE
CONCRETE MONUMENT (TO BE SET) (TYP)
(PROPOSED NEW LOT LINE)
(LOT LINE TO BE REMOVED)
SHADED AREA INDICATES THE AREA TO BE CONVEYED FROM LOT 1 TO LOT 2
CATHERINE M. JOHNSON
KENNETH R. KEITH
T.M.B.U. 62-012A-013
DB. 5466 PG. 00960
T.P.N. 62-00-00671-12-2
MATTHEW G. & AMANDA ROBERGE
T.M.B.U. 62-012A-014
DB. 5819 PG. 02478
T.P.N. 62-00-00671-11-3