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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 21, 2024

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC # 24-0225-001
Plan Name: Proposed Single Family Home & Addition to Existing Home (Lot Line Adjustment)
Situate: 740 Germantown Pike
2 lots /1 du/ comprising +/- 2.804 acres (122,163 SF)
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 16, 2024 in an electronic submission to this office. We forward this letter as a report of our review.

BACKGROUND

The applicant, The Herbert Weintraub Foundation, LLC has submitted a preliminary subdivision and land development plan for the construction of a new single-family home, an addition to an existing home and a lot-line adjustment between the two lots. The plan shows the construction of a 4,087 SF single-family home with stormwater management improvements, and an access driveway arranged on a 1.37 acre lot, Tax Parcel-65-00-04510-00-6 (Premise 'A'). The plan shows a 1,333 SF building addition to an existing two-story home on Tax Parcel: 65-00-04507-00-9, (Premise B') and an adjustment in the lot line between these two parcels.

The development tract is situated in the township's AA- Residential Zoning District that requires a minimum lot area of 30,000 SF. According to recent aerial photography, the lot shown with the proposed new residence has extensive wooded areas within the development footprint and many trees will be impacted.

The applicant indicates that various forms of relief from the township's subdivision and land development code are being requested. A total of 11 waivers are requested, including waivers from the requirement for curbs and sidewalks and a landscape buffer yard.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's preliminary land development plan and lot-line adjustment. In reviewing this proposal, we identified several concerns that the township should consider when conducting its review. One issue in particular is the need to ensure the integrity of the lot-line change so that the irregular property line is maintained. We have addressed this and provide several other comments below.

COMMENTS

1. Irregular Shape of Lot-Line Adjustment

The proposed lot-line between the two parcels is aligned in an irregular arrangement. While it appears to carve out the necessary lot area on Premise 'A' to address the dimensional lot requirements of the AA-Residential District, the township should assess whether the arrangement adequately addresses the requirement that lot line be substantially at right angles (90 degrees) to the street (§ 105.44.D).

We recommend the applicant use this or similar measures to delineate the property boundary. As this arrangement may create property concerns and issues between future owners, we suggest planting a row of trees of the same species close together to delineate the lot boundary which could, in less than 5-8 years become a 'living-fence'. One quick growing tree species well adapted for this arrangement is the Bald Cypress, *Taxodium distichum*. Additionally, the township could consider requiring the applicant to establish permanent property boundary markers and installing a new fence to outline the boundary line for the future as a condition of approval for the lot-line change.

2. Landscape Plan Improvements

a. Tree Removals and Replacements

The submitted plan does not include the required documentation that addresses Section 55-4. Tree Preservation, Protection and Replacement Requirements. We note that the residential footprint and surrounding development of the site will significantly impact the wooded tract. The applicant's submission does not include the required tree survey, removal plan and the tree replacements shown on the landscape plan, as required by Section 55.4.C.(4.). The applicant should provide the required documentation and address tree protection and the replacements to mitigate the development impacts on the site's tree canopy.

b. *Placement of a Shade-Tree on the Property Line*
The plan shows one American hornbeam tree (CCA) proposed for planting on the property line boundary line. The tree should not be planted in this location as it sets up a question of ownership and future maintenance. We recommend the applicant revise the plan and located the tree on the preferred property, and not directly on the property line.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our recommendations regarding the irregular arrangement of the lot line and addressing the tree removals and replacements regulations of the township should be considered and addressed to your satisfaction.

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 # 24-0225-001.

Sincerely,

Barry W. Jeffries

Barry W. Jeffries, ASLA , Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov , 610.278.3444

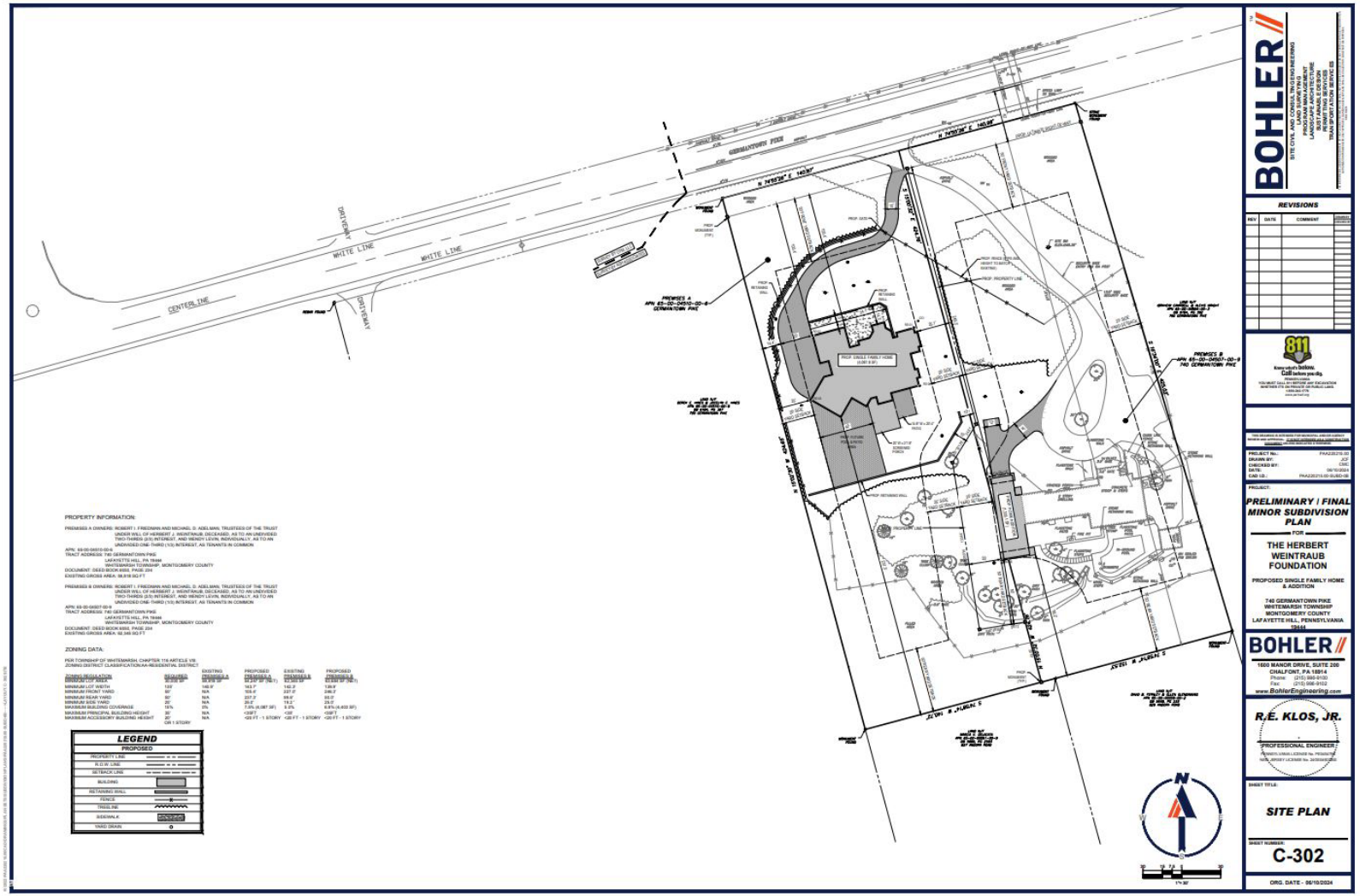
c: The Herbert Weintraub Foundation, LLC Applicant
Corey Christian, Bohler Engineering PA, LLC, Applicant's Representative
Aaron Kostyk, Chair, Whitemarsh Township Municipal Planning Commission

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

ATTACHMENT A & B



740 Germantown Pike
MCPC#240225001


GERMANTOWN PIKE
WHITE LINE
WHITE LINE
CENTER LINE
DRIVEWAY
DRIVEWAY
PROPERTY INFORMATION:
ZONING DATA:
LEGEND
PROPOSED
PROPERTY LINE
R.O.W. LINE
SETBACK LINE
BUILDING
RETAINING WALL
FENCE
TREELINE
SIDEWALK
YARD DRAIN
BOHLER
REVISIONS
811
PRELIMINARY / FINAL MINOR SUBDIVISION PLAN
FOR
THE HERBERT WEINTRAUB FOUNDATION
PROPOSED SINGLE FAMILY HOME & ADDITION
740 GERMANTOWN PIKE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
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PROFESSIONAL ENGINEER
SITE PLAN
C-302
ORG. DATE - 06/10/2024