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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 3, 2025

Maggie Dobbs, Borough Manager
Narberth Borough
100 Conway Ave
Narberth, PA 19072

Re: MCPC #25-0002-001
10 Sabine Ave & 243 N. Wynnewood Ave
Lot Line Adjustment
Narberth Borough

Dear Ms. Dobbs:

We have reviewed the above-referenced land development plan as you requested on January 3, 2025 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

Dr. Casey J. Humbyrd & Kent R. Grasso, the applicants, have submitted a lot line adjustment. This application features the transfer of 5,972 square feet of property from property owned by Timothy & Holly Manzone to the property owned by Dr. Casey J. Humbyrd & Kent R. Grasso. The lot lines of the respective properties will then be adjusted to reflect this change of ownership. The applicant has submitted a preliminary plan dated November 1, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development falls within the "Town Residential Area" on the future land use map. This future land use primarily calls for pedestrian oriented development and a diverse selection of housing types that match the character of the housing in the immediate neighborhood.

The plan is consistent with the *Narberth 2040 Comprehensive Plan*. The borough's plan indicates 10 Sabine Ave is within the Medium Density Residential and 243 N Wynnewood Ave is in the Low Density Residential future land uses. These future land uses feature single family detached homes with Medium density, featuring smaller lots and Low Density featuring larger lots.

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 issues that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

A. Fences: As indicated *§ 500-606 Fences and walls* of the borough zoning code, there is language that regulates the dimensions of any fence or wall placed on a property. With the lot line change, there will be a change in parcel boundaries and if either property owners decide to install a fence or wall, we encourage them to consult *§ 500-606.*

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the borough's planning objectives for development.

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 (#25-0002-001) on any plans submitted for final recording.

Sincerely,



Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Adam Krom, Chair, Narberth Planning Commission
John Walko, Esq., Borough Solicitor
Kevin Walsh, Zoning Officer
Jessica Buck, District Manager, MCCD

Jennifer Dougherty, AICP, SEPTA
Dr. Casey J. Humbyrd & Kent R. Grasso, Applicant
William T. Dion, Esquire, Applicant's Representative

Attachment 1: Aerial Image of the Property
Attachment 2: Development Plan

ATTACHMENT 1



Sabine Lot Line Adjustment
MCPC#250002001

ATTACHMENT 2

