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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 1, 2026

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

Re: MCPC #26-0110-001
Plan Name: 201 Roberts Avenue
(1 lot comprising 8,742 square feet)
Parcel ID: 65-00-10284-00-1
Situate: Southwest quadrant of the Roberts Avenue/Hallowell Street intersection
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 24, 2026. We forward this letter as a report of our review.

BACKGROUND

Ratoskey & Trainor, Inc. have submitted a preliminary land development application that provides for the construction of a three-story, three-unit multifamily building with six parking spaces at a property located at the southwest quadrant of the intersection of Roberts Avenue and Hallowell Avenue in Whitemarsh Township. The lot is 8,742 square feet in gross area and is located in the B Residential District.

The lot currently contains a building housing a commercial greenhouse, retail storefront, and a dwelling unit that the Township Zoning Officer has determined to be an active nonconforming use. This existing building is proposed for demolition to accommodate the construction of the proposed multifamily building. The Township Zoning Officer has determined that the proposed land use is permissible as a conversion from one nonconforming use to another less intensive nonconforming use.

The applicant has been granted several variances by the Township Zoning Hearing Board under case #2024-24 that enables the proposed site layout:

- A variance from Section 116-33.C.(2), so as to permit the proposed porch to encroach 21.04 feet into the front yard along Roberts Avenue, rather than the 10 feet permitted.
- A variance from Section 116-57.C., so as to permit a front yard setback of 13.96 feet along Roberts Avenue, and zero feet along Hallowell Street, rather than the 30 feet required.

- A variance from Section 116-57.D, so as to permit a side yard of 10.86 feet, rather than the 12 feet required.
- A variance from Section 116-57.G, so as to permit building coverage of 21.8%, rather than the 20% permitted.
- A variance from Section 116-57.H, so as to permit impervious coverage of 45.1%, rather than the 30% permitted.

RECOMMENDATION & CONCLUSION

The Montgomery County Planning Commission (MCPC) finds the proposal consistent with the Township Zoning Hearing Board's Decision and Order under case #2024-24. We have identified not identified any significant planning concerns and offer no comment on the merits of the application.

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 (*26-0110-001*) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Timothy Konetchy, AICP, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Robert Ratoskey, Ratoskey & Trainor, Inc., Applicant
Bradford Grauel, PLS, OTM LLC, Applicant's Engineer
Craig McAnally, Township Manager
Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
Sean Kilkenny, Esq., Township Solicitor
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Site Plan



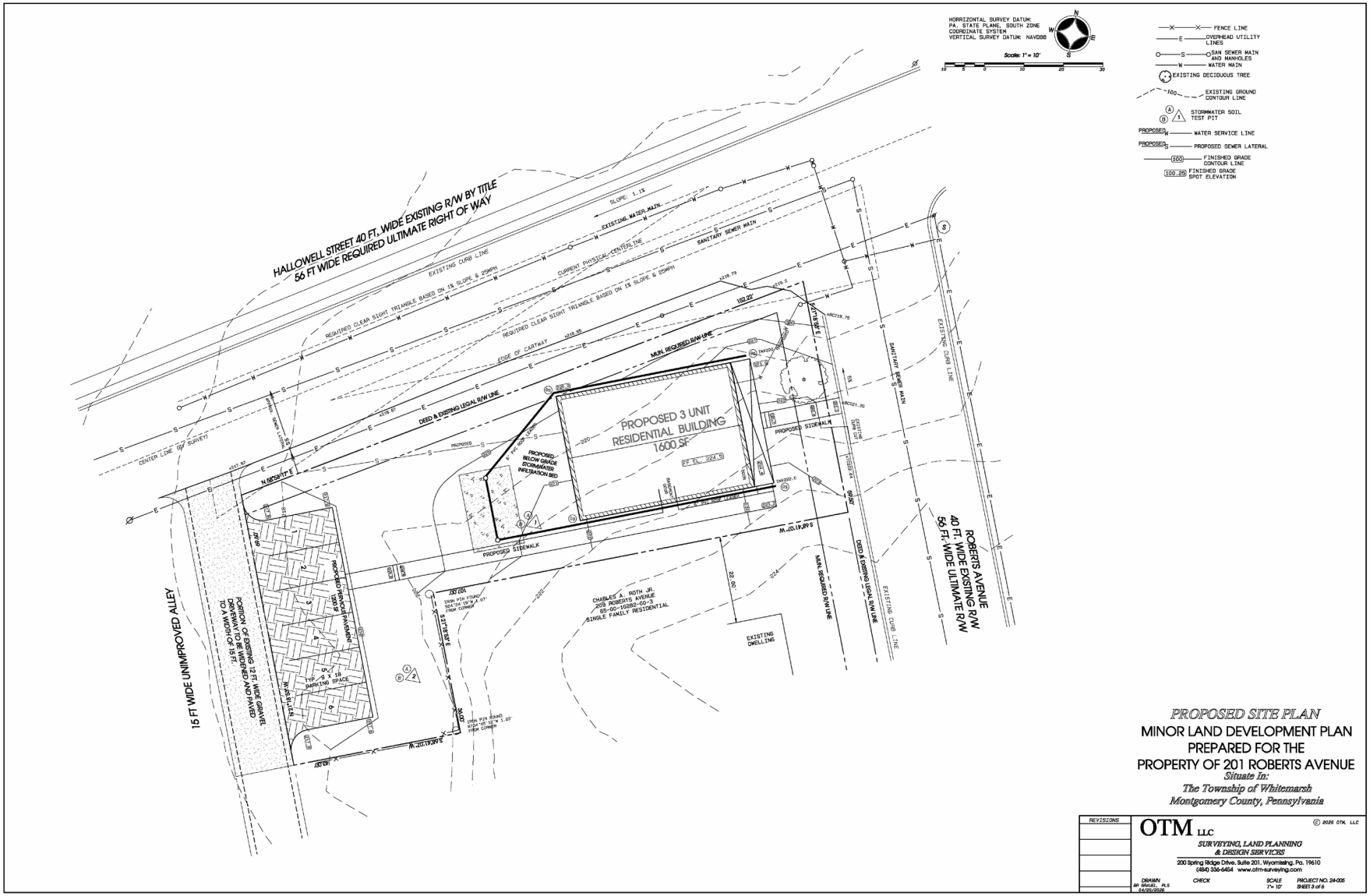
201 Roberts Avenue
MCPC#260110001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap



PROPOSED SITE PLAN

MINOR LAND DEVELOPMENT PLAN
PREPARED FOR THE
PROPERTY OF 201 ROBERTS AVENUE

Situate in:
The Township of Whitemarsh
Montgomery County, Pennsylvania

REVISIONS

OTM LLC
SURVEYING, LAND PLANNING & DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
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DRAWN BP BRUGEL, PLS 04/25/2026 | CHECK | SCALE 1"= 10' | PROJECT NO. 24-005 | SHEET 3 of 6