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Scott France, AICP
Executive Director

October 30, 2026

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

Re: MCPC #26-0263-001
Plan Name: Manor House Tract Subdivision
(4 lots comprising 23.3 acres)
Parcel ID: 65-00-11682-00-7
Address: 667 Thomas Road
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 7, 2026. We forward this letter as a report of our review.

BACKGROUND

Joseph Zadlo, on behalf of The McCausland Descendents Trust 2015, proposes to subdivide a 23.3-acre parcel in the AAA Residential District into four lots. Portions of the property lie within the Floodplain Conservation District and Riparian Corridor Conservation District. Existing improvements include six dwellings, two multi-car garages, and numerous other buildings. Access is currently and will continue to be provided via two driveways on Thomas Road and through a shared driveway that connects to Stenton Avenue, crossing the Wissahickon Creek. No new development is proposed as part of this application.

Proposed Lot MH-1 would comprise 11 acres, have an irregular shape, and contain an existing three-story dwelling ('Manor House') and an additional two-story building. Access would be provided by a shared driveway. The following variances are required: from Section 116-11 regarding the building setback line as measured from the street line; from Section 116-45.B regarding the lot width at the building line as measured from the street line; from Section 116-45.C regarding the front yard as

measured from the street line; and from Section 116-24.E(3)(a) regarding existing accessory Building 1B, which is located in a front yard and forward of the principal building plane, which is not permissible.

Proposed Lot MH-2 would comprise 7.8 acres, have an irregular shape, and contain an existing two-story dwelling with an attached greenhouse, a one-story garage, and an outdoor area with a reflecting pool and fountain. Access would be provided by a shared driveway. The following variances are required: from Section 116-11 regarding the building setback line as measured from the street line; from Section 116-45.B regarding the lot width at the building line as measured from the street line; Section 116-45.C regarding the front yard as measured from the street line; and from Section 116-24.E(3)(a) regarding existing accessory Building 2C being located in a front yard and forward of the principal building plane, which is not permissible.

Proposed Lot MH-3 would comprise 2.8 acres, have an irregular shape, and contain four existing two-story dwellings, a three-story garage, and a three-story tennis court building. Access would be provided by a shared driveway. The following variances are required: from Section 116-45.G to permit 20% building coverage where 15% is the maximum allowed in the AAA Residential District; from Section 116-45.C. to permit an existing, nonconforming 12.1-foot front setback where 60 feet is required; from Section 116-45.D to permit a 22.4-foot side setback where 30 feet is required; from Section 116-24.E(3)(a) regarding existing accessory buildings labeled 3A, 3E, and 3F being located within the front yard and forward of the principal building plane, which is not permitted; and from Section 116-24.D(3) to allow accessory structures to occupy more than 30% of the required rear yard area.

Proposed Lot MH-4 would comprise 1.8 acres and be configured as a flag lot. No principal buildings are present on the lot. Access would be provided by a shared driveway. The following variances are required: from Section 116-45.B regarding the lot width at the building line; and from Section 116-23.A which requires lots provided with on-lot water and on-lot sewer to have a minimum lot area of two acres.

COMPREHENSIVE PLAN COMPLIANCE

WHITEMARSH TOWNSHIP SELECTIVE COMPREHENSIVE PLAN UPDATE (2020)

The future land use plan contained in Whitemarsh Township's *Selective Comprehensive Plan Update* (2020) designates this area as Conservation District Residential, a character area intended to prevent overdevelopment by promoting open space preservation and larger lots. Because the proposal includes no new development, it appears generally consistent with the intent of the Conservation District Residential character area.

MONTCO 2040: A SHARED VISION (2015; AMENDED 2021)

The future land use plan contained in *Montco 2040: A Shared Vision* (2015; amended 2021) designates the tract as Open Space. Like the Conservation District Residential character area designation of the *Whitemarsh Township Selective Comprehensive Plan Update*, this designation promotes limited development and open space conservation. Because the proposal includes no new development, it appears generally consistent with the intent of the Open Space future land use category.

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 concerns that the applicant and township are encouraged to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING VARIANCES

Due to the significant number of variances required to proceed with the subdivision as proposed, the applicant is encouraged to secure approval of all required Zoning Ordinance variances before seeking preliminary plan approval. This may help to avoid the potential need for subsequent revisions to the subdivision application in the event that some or all required variances are denied by the Township Zoning Hearing Board. The list of required variances should also be verified with the Township Zoning Officer prior to submission of the application.

REQUESTED WAIVERS

The submitted application indicates that no waivers are being requested; however, the submitted site plan indicates that a total of 17 waivers will in fact be requested. The applicant should amend their application to appropriately indicate the requested waivers and, along with this, provide a written request in accordance with the requirements of Section 105-10 of the Subdivision and Land Development Ordinance.

SHARED ACCESS DRIVEWAYS

Each proposed lot would share vehicular access through shared access driveways. Each lot subject to such access should be provided with a shared access easement or similar legal mechanism.

RESTRICTIVE COVENANT

MCPC is aware that certain restrictions on the use and development of the property are set forth in a June 1, 2009 "Modification of Restrictive Covenants Agreement." These include restrictions related to multi-family residential uses, as well as restrictions pertaining to the use of other existing structures located throughout the lot proposed to be subdivided. It may be appropriate to include a reference to this agreement on the subdivision plan. The applicant should refer to the original document, which has been recorded with the Montgomery County Recorder of Deeds, for additional information regarding all applicable restrictions.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggestions will ensure that the review process can proceed without issue.

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 (*#26-0263-001*) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

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

c: 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
Joseph Zadlo, Applicant

Attachments: A. Aerial Image of Site
B. Applicant‘s Provided Site Plan



Manor House Tract Subdivision
MCPC#260263001

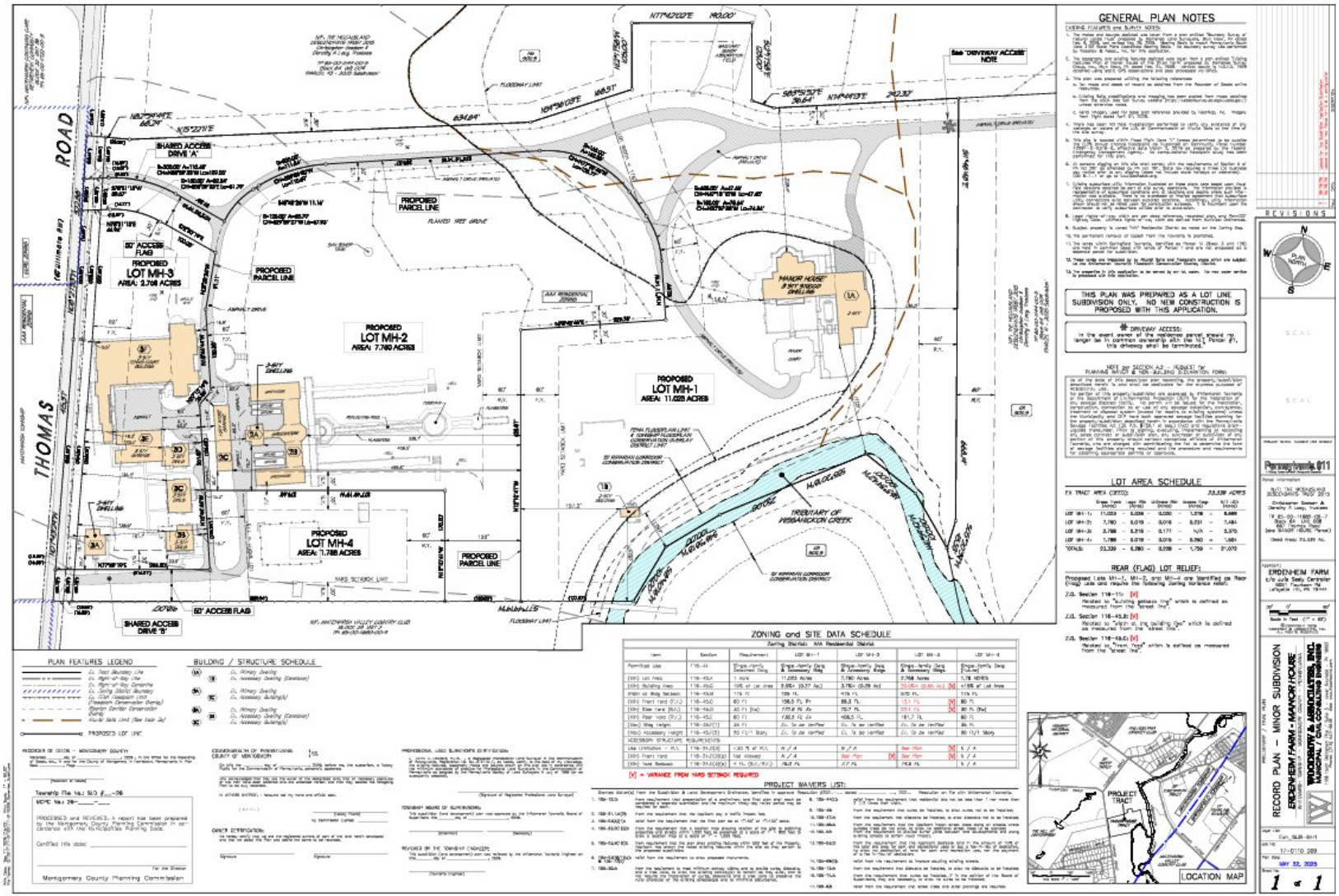
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


GENERAL PLAN NOTES
THIS PLAN WAS PREPARED AS A LOT LINE SUBDIVISION ONLY. NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.
LOT AREA SCHEDULE
REAR (FLAG) LOT RELIEF:
ZONING and SITE DATA SCHEDULE
PROJECT WAIVERS LIST:
PLAN FEATURES LEGEND
BUILDING / STRUCTURE SCHEDULE
PROPOSED LOT MH-1 AREA: 11.055 ACRES
PROPOSED LOT MH-2 AREA: 7.760 ACRES
PROPOSED LOT MH-3 AREA: 3.706 ACRES
PROPOSED LOT MH-4 AREA: 1.788 ACRES
MANOR HOUSE & 3 SFD DWELLING
SHARED ACCESS DRIVE 'A'
SHARED ACCESS DRIVE 'B'
60' ACCESS FLAG
PROPOSED PARCEL LINE
THOMAS ROAD
TRIBUTARY OF PENNYPACKER CREEK
LOCATION MAP
PROJECT TRACT
RECORD PLAN – MINOR SUBDIVISION
ERDENHEIM FARM - MANOR HOUSE
MACKBURN & ASSOCIATES, INC.
Township of Whitemarsh, Montgomery County, PA
REVISIONS
SCALE: 1" = 60'
1 of 1