MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 3, 2024

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, PA 19426-1829

Re: MCPC #24-0081-001
Plan Name: 527-529 Colony Dr Lot Line (2 lots comprising approx. 0.698 acres)
Situate: 527-529 Colony Drive
Perkiomen Township

Dear Ms. Daniel:

We have reviewed the above-referenced lot line adjustment in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on April 5, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicants, Harry and Rose Snyder, propose to adjust a line between two parcels (Lot Nos. 12 and 13 in the Colony Drive subdivision). Lot No. 12 is currently 15,000 square feet in size and Lot No. 13 is 15,514 square feet in size. The lot line adjustment involves the transfer of 1,253 square feet from Lot No. 12 to Lot No. 13 and 1,137 square feet from Lot No. 13 to Lot No. 12. The lot line adjustment creates a more perpendicular lot line running from the street line to the rear of the lots, reflecting existing conditions on the lit and better reflecting the location of the existing split rail fence. The lots meet all zoning requirements in terms of lot size, setbacks, building coverage, and percent impervious.

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 comment that the applicant and township may wish to consider prior to final plan approval. Our comment is as follows:

REVIEW COMMENTS

SPLIT RAIL FENCE

While the proposed lot line adjustment better reflects the location of the existing split rail fence, the fence still crosses onto both sides of the proposed property line. If the fence is not going to be removed or relocated, there may need to be an agreement regarding the future ownership and maintenance of the fence.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposed lot line adjustment.

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 (#24-0081-001) on any plans submitted for final recording.

Sincerely,

R. Eric Jarrell, Community Planning Manager
eric.jarrell@montgomerycountypa.gov – 610-278-3745

c: Harry and Rose Snyder, Applicants
John T. Aston III, Applicant's Representative
Brett Coleman, Chair, Perkiomen Township Planning Commission

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

ATTACHMENT A



527-529 Colony Drive Lot Line
MCPC#240081001

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

Stop-Call Before You Dig

PENNSYLVANIA ACT 187 (1996) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH

Pennsylvania One Call System, Inc.
1-800-242-1776

THE PROPERTY OWNER IS RESPONSIBLE TO MAKE THE REQUIRED ONE-CALL PHONE CALL.

CURVE INFORMATION

A	△=75°30'57" R = 25.00' A = 32.95' T = 19.38' CH = 30.62' CB = S 55°10'29" W	
B	△=06°16'47" R = 175.00' A = 19.18' T = 9.60' CH = 19.17' CB = S 89°47'34" W	
C	△=92°09'08" R = 50.00' A = 28.00' T = 14.38' CH = 27.64' CB = N 77°18'15" W	
D	△=76°23'33" R = 50.00' A = 66.66' T = 39.34' CH = 61.84' CB = N 80°32'32" E	
E	△=05°57'23" R = 50.00' A = 5.20' T = 2.60' CH = 5.20' CB = S 89°37'52" W	
F	△=26°07'46" R = 50.00' A = 22.80' T = 11.60' CH = 22.61' CB = N 74°19'34" W	
G	△=06°57'21" R = 50.00' A = 6.07' T = 3.04' CH = 6.07' CB = N 64°44'22" W	
H	△=69°26'12" R = 50.00' A = 60.59' T = 34.65' CH = 56.95' CB = S 77°03'52" W	

A1 AREA = 1,253 SQ.FT.
A2 AREA = 1,137 SQ.FT.

ZONING CLASSIFICATION: R-4 RESIDENTIAL DISTRICT
(SINGLE FAMILY DETACHED, PUBLIC SEWER & WATER)

COMPLIANCE TABLE FOR ZONING DISTRICT STANDARDS

Requirement	Lot 12 (Provided)	Lot 13 (Provided)
Min. Lot Area = 10,000 Sq. Ft.	14,884 Sq. Ft.	15,630 Sq. Ft.
Min. Lot Width = 70 ft.	92 Ft.	117 Ft.
Min. FY Setback = 30 Ft.	32 Ft.	35 Ft.
Min. SY Setback = 10 Ft.	13 Ft.	15 Ft.
Min. RY Setback = 40 Ft.	48 Ft.	111 Ft.
Max. Bldg. Cov. = 20%	14% (2,016 Sq. Ft.)	10% (1,512 Sq. Ft.)
Max. Imperv. Cov. = 35%	25% (3,836 Sq. Ft.)	18% (2,712 Sq. Ft.)
Max. Bldg. HT. = 35 Ft.	34 Ft.	32 Ft.

LOT 12 IMPERVIOUS COVERAGES

HOUSE = 2,016 Sq. Ft.
DRIVEWAY, WALKS & PATIO = 1,820 Sq. Ft.

LOT 13 IMPERVIOUS COVERAGES

HOUSE = 1,400 Sq.Ft.
SHED = 112 Sq.Ft.
DRIVEWAY, PATIO AND WALKS = 1,296 Sq.Ft.

SURVEY NOTE:
Except as specifically stated or shown hereon, this survey plan does not purport to reflect any of the following which may be applicable to the subject real estate; easements, other than possible easements that were visible at the time of the making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

CONTOUR NOTE
The contours shown are taken from a LIDAR Mapping obtained from Pennsylvania Spatial Data Access (PASDA); <http://www.pasda.psu.edu/mapping/default.asp> North American Vertical Datum of 1988.

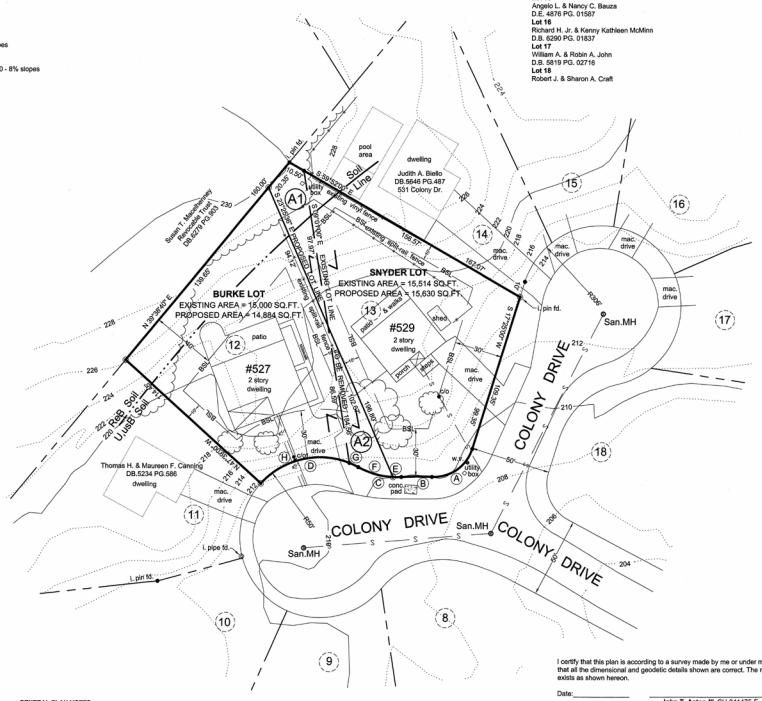
UTILITY LINE NOTE:
The subsurface utility lines are shown where visible at the time of the survey. It is the individual Lot owners responsibility to confirm the locations shown with the individual utility companies:

- Perkiomen Township Municipal Authority Sewer
- Aqua Water
- Peco Gas

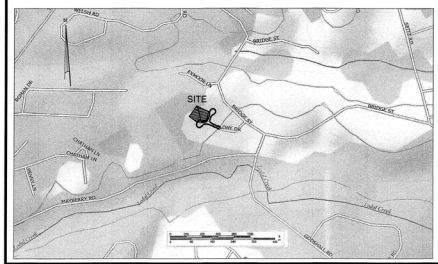
SOILS INFORMATION
RsB - Readington Silt Loam, 3 - 8% slopes

UusB - Urban Land - Udorthents, Shale and Sandstone Complex, 0 - 8% slopes

Source: USDA NRCS Soils Mapping
Downloaded: 1-26-2024



USGS LOCATION PLAN



GENERAL PLAN NOTES

1.) Both Lots are existing single family detached residential use and both lots are served by public sewer and public water.
2.) Minor roads require a Right-of-Way of 50 ft. and a paved cartway of 34 ft. There is an existing 50 ft. Right-of-Way, and cartway of variable width.
3.) ⊕ = capped pin to be set; cap to be 3" dia. aluminum disc.
4.) [ ] = Adjoining improvements shown approximate from Aerial Photo.
5.) — BSL — = Building Setback Line
6.) This Subdivision is made only for the adjustment of the line between Lots 12 and 13 of the Birchwood Subdivision and for no other purpose.

GRAPHIC SCALE 0' 15' 30' 60' 90' 120'

ADJOINING OWNERS LIST

Note: The numbered Lots are from the Birchwood Subdivision Plan Book A-30 Page 70

Lot 8
John F., Phyllis M. & Stacey A. King
D.B. 5549 PG. 00973
Lot 9
Louis C. Fioravanti, Jr.
D.B 5795 PG. 01306
Lot 10
Michael P. & Valentine Crystal A. Gwynn
D.B. 5895 PG. 00271
Lot 11
Thomas H. & Maureen F. Canning
D.B. 5234 PG. 00586
Lot 14
Judith A. Biello
D.B. 5646 PG. 00487
Lot 15
Angelo L. & Nancy C. Bauza
D.E. 4876 PG. 01587
Lot 16
Richard H. Jr. & Kenny Kathleen McMinn
D.B. 6290 PG. 01837
Lot 17
William A. & Robin A. John
D.B. 5819 PG. 02716
Lot 18
Robert J. & Sharon A. Craft

I certify that this plan is according to a survey made by me or under my jurisdiction and that all the dimensional and geodetic details shown are correct. The monumentation exists as shown hereon.

Date:_____ _____
John T. Aston III, SU-041475-E

WAIVER NOTE
At a meeting held on the _____ day of _____, 20____, the Township Board of Supervisors granted a waiver of SALDO Section 264-21.A.10 to not require any further features within 150 ft. of this tract to be shown since this is a simple subdivision that does not affect any neighbors or the Township.

Source of Title (Snyder 15,513 Sq. Ft.)
Being the same premises as that which the Estate of Nancy Gruid, by Executor Emmett Gruid, by a deed dated November 29, 2002 and recorded in deed book 5437 page 657 of the Montgomery County Records, granted and conveyed unto Harry E. Snyder and Rose M. Snyder.

Source of Title (Burke 15,000 Sq. Ft.)
Being the same premises as that which Jay Sawhney and Jill Bond Sawhney, husband and wife, by a deed dated July 24, 1999 and recorded in deed book 5285 page 1479 of The Montgomery County Records, granted and conveyed unto Joseph J. Burke, Jr. and Michelle J. Burke, husband and wife.

OWNER & APPLICANT
Harry E. & Rose M. Snyder
529 Colony Drive
Collegeville, PA 19426
PH: 610-247-0711
email: <dmileman@verizon.net>
County Parcel ID: 48-00-00578-24-7

ALSO:
Joseph J. Jr. & Michelle J. Burke
527 Colony Drive
Collegeville, PA 19426
PH: 610-656-7235
email: <jburke8806@gmail.com>
County Parcel ID: 48-00-00578-23-8

Montgomery County's Certification of Ownership
Owner of Record:

_____ Harry E. Snyder, Owner _____ Rose M. Snyder, Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On the _____ day of _____, A.D. 20___ before me, the subscriber, a NOTARY PUBLIC in and for the said County and State, personally appeared **Harry E. Snyder** and **Rose M. Snyder**, who being duly sworn according to law says that they are the owners of record of the property shown on this plan.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

PERKIOMEN TOWNSHIP'S CERTIFICATE OF OWNERSHIP

We, **Harry E. Snyder** and **Rose M. Snyder**, undersigned, have laid out upon our land situate in Perkiomen Township, Montgomery County, Pennsylvania, certain lots and streets according to the accompanying plan which is intended to be recorded.
Witness our hands and seals

_____ _____
Harry E. Snyder, Owner Rose M. Snyder, Owner

ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On this, the _____ of _____, 20___, before me, a notary public, the undersigned officer, personally appeared **Harry E. Snyder** and **Rose M. Snyder** known to me (or satisfactorily proven to be the persons whose names are subscribed to the accompanying Certificate) and acknowledged that they executed the same for the purposes therein contained.

_____ _____
Harry E. Snyder, Owner Rose M. Snyder, Owner

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
Notary Public

Dated:_____

My Commission Expires:_____

Montgomery County's Certification of Ownership
Owner of Record:

_____ Joseph J. Burke Jr., Owner _____ Michelle J. Burke, Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On the _____ day of _____, A.D. 20___ before me, the subscriber, a NOTARY PUBLIC in and for the said County and State, personally appeared **Joseph J. Burke Jr.** and **Michelle J. Burke**, who being duly sworn according to law says that they are the owners of record of the property shown on this plan.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

PERKIOMEN TOWNSHIP'S CERTIFICATE OF OWNERSHIP

We, **Joseph J. Burke Jr.** and **Michelle J. Burke**, undersigned, have laid out upon our land situate in Perkiomen Township, Montgomery County, Pennsylvania, certain lots and streets according to the accompanying plan which is intended to be recorded.
Witness our hands and seals

_____ _____
Joseph J. Burke Jr., Owner Michelle J. Burke, Owner

ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On this, the _____ of _____, 20___, before me, a notary public, the undersigned officer, personally appeared **Joseph J. Burke Jr.** and **Michelle J. Burke** known to me (or satisfactorily proven to be the persons whose names are subscribed to the accompanying Certificate) and acknowledged that they executed the same for the purposes therein contained.

_____ _____
Joseph J. Burke Jr., Owner Michelle J. Burke, Owner

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
Notary Public

Dated:_____

My Commission Expires:_____

Approved By **The Perkiomen Township Board of Supervisors**, Montgomery County, Pennsylvania, at a meeting held on the _____ day of _____ 20___.

Adam Doyle, Chairman :_____

Pamela Margolis, Vice Chairman :_____

Dean Becker, Supervisor :_____

Gary Filzen, Supervisor :_____

Albert Campion, Supervisor :_____

Recommended for Approval By **The Perkiomen Township Planning Commission**, Montgomery County, Pennsylvania, at a meeting held on the _____ day of _____ 20___.

_____ _____
_____ _____
_____ _____
_____ _____

MCPC No.
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

FOR THE DIRECTOR MONTGOMERY COUNTY PLANNING COMMISSION

SHEET 1 OF 1
FINAL
SKETCH PLAN FOR RECORDING
(LOT LINE ADJUSTMENT)

MINOR SUBDIVISION

BURKE - SNYDER
(527 - 529 COLONY DRIVE)

PERKIOMEN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

ASTON
SURVEYORS/ ENGINEERS , INC.
101 S. WASHINGTON ST. (REAR), P.O.BOX 796
BOYERTOWN , PA , 19512
(610) 367-6565

plan date 3 - 11 - 2024
scale 1" = 30'
fld. wk. date 1 - 18 - 24
fld. bk. folder
fin. pl. comp. ck. 3 - 27 - 24 MA
plan no. 711 - BSA