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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 17, 2025

Mr. Jack Lipsett, Borough Manager
Rockledge Borough
121 Huntingdon Pike
Rockledge, Pennsylvania 19046

Re: MCPC #25-0221-001
Plan Name: 14 Chandler Street
(1 lot comprising 0.36 acres)
Situate: Chandler Street (north)/Church Road (west)
Rockledge Borough

Dear Mr. Lipsett:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 15, 2025. We forward this letter as a report of our review.

BACKGROUND

We have received plans proposing the subdivision of the lot at 14 Chandler Street to create two new lots, and the construction of a single-family house. This existing lot measures 16,050 square feet in area and is located in the borough's SUR Single Family Urban Residential zoning district. The existing house is proposed to be retained on the proposed "Lot A", while the existing garage is proposed to be demolished. The proposed Lots A and B each occupy the full width of existing lot, with "Lot A" consisting of the street-fronting north half the existing lot and "Lot B" consisting of a landlocked south half. The proposal would provide vehicular access to the house to be built on "Lot B" via a driveway easement measuring 12 feet in width and extending to the full depth of the existing lot. The two proposed lots each measure 7,125 square feet in area.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) cannot support the applicant's proposal, and it is our recommendation that it be denied for the reasons of the proposal's lack of compliance with lotting standards and the requirements for public street access. However, should the borough choose to consider

the submittal then we would encourage the borough and the applicant to consider making specific changes noted in our review prior to final plan approval. Our comments on how the applicant's submittal can be improved are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOMPENT

A. Lot Access – The proposed "Lot B" does not have any street frontage. The Subdivision and Land Development Ordinance provides definitions in **§22-202** for the terms "Access Strip", "Lot", "Lot Frontage", and "Lot, Rear" which together describe features which a conforming lot must possess. This ordinance specifies that lots must possess street frontage, and in the case of conforming rear lots this takes the form of an access strip at least 25 feet in width to provide the lot with street frontage. As proposed, "Lot B" would need a waiver from the requirement for street frontage. Alternatively, the boundaries of "Lot B" could be redesigned to give it an access strip of at least 25 feet in width, however the applicant may then need other zoning relief from setback requirements.

ZONING

A. Street Access – As noted above, the proposed "Lot B" does not have any street frontage. The Zoning Ordinance specifies that "No dwelling shall hereafter be erected unless there is direct access to it through a right-of-way on the same lot. Such right-of-way shall be at least 25 feet wide, and shall extend from the dwelling to a public road." **(§27-407 Access to Public Street**). Unless the applicant is able to redesign "Lot B" to provide a conforming access strip, a variance from this requirement would be needed to build the proposed house.

B. Interior Lots – In addition to the zoning relief required to make and develop a new rear lot, **§27-408 Existing Interior Lots** specifies that access strips serve "only the particular lot in question." The proposed easement would not conform to this requirement on the basis of it not serving "Lot B" exclusively, that is not platted as a portion of "Lot B" providing it with street frontage, and that (as noted above) it is less than 25 feet in width. As proposed, the applicant's land development would also need a variance from this requirement.

C. Lot Dimensions – We note that the existing lot is large enough (over 16,000 square feet) and wide enough (107 feet of frontage) for it to be subdivided to produce two lots conforming to the dimensional standards established for the SUR Single-Family Urban Residential zoning district in **§27-503.** We recommend the applicant consider whether a subdivision and land development scheme requiring less, or no relief from Borough ordinances would meet their goals for use of this property.

CONCLUSION

We wish to reiterate that MCPC cannot support the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for residential 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 (*#25-0221-001*) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
john.miklos@montgomerycountypa.gov – (610) 278-3554

c: Chwen-ping Wang, Applicant's Representative
John Wynne, Chair, Borough Planning Commission

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

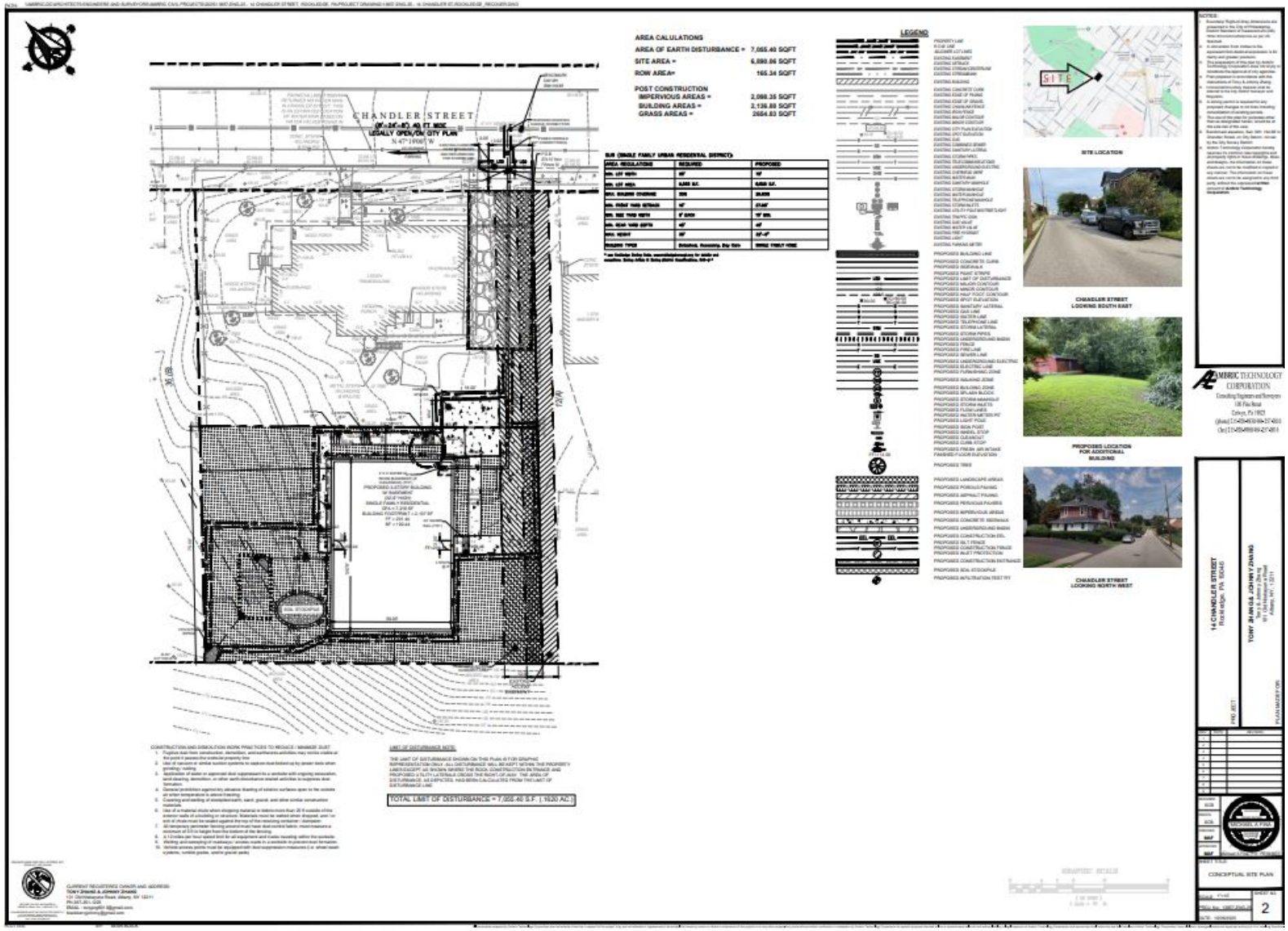


14 Chandler Street
MCPC#250221001

Montgomery County Planning Commission

0 50 100 200 Feet

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CHANDLER STREET
AREA CALULATIONS
AREA OF EARTH DISTURBANCE = 7,055.40 SQFT
SITE AREA = 6,890.06 SQFT
ROW AREA= 165.34 SQFT
POST CONSTRUCTION
IMPERVIOUS AREAS = 2,088.35 SQFT
BUILDING AREAS = 2,139.89 SQFT
GRASS AREAS = 2664.83 SQFT
LEGEND
SITE
SITE LOCATION
CHANDLER STREET LOOKING SOUTH EAST
PROPOSED LOCATION FOR ADDITIONAL BUILDING
CHANDLER STREET LOOKING NORTH WEST
14 CHANDLER STREET
Rocksedge, PA 19046
CONCEPTUAL SITE PLAN
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