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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 28, 2026

Ms. Maggie Dobbs, Borough Manager
Narberth Borough
100 Conway Avenue
Narberth, Pennsylvania 19072

Re: MCPC #22-0007-004
Plan Name: 714 Montgomery Avenue
(1 lot comprising 0.73 acres)
Situate: Meeting House Lane/south of Montgomery Avenue
Narberth Borough

Dear Ms. Dobbs:

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 May 14, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Natanel Darmon, has submitted a tentative sketch plan to redevelop 0.50 acres of 714 Montgomery Avenue (Parcel #12-00-02548-00-5). The property currently contains the Price House built in 1803, a historic structure and contributing resource which faces the Montgomery Avenue frontage, as well as several additions and a shed. The applicant has proposed developing the rear of the property with frontage on Meeting House Lane into a four-story apartment building with 20 residential dwelling units, and demolishing both the existing additions to the historic structure and the existing shed. The proposed apartment building consists of 2,413 square feet of residential space on the ground floor, 8,846 square feet of residential space on the second floor, 8,846 square feet of residential space on the third floor, and 7,949 square feet of residential space on the fourth floor. The applicant has proposed 18 off-street vehicle parking spaces, 14 within the footprint of the proposed apartment building and 4 behind the existing historic structure.

The property is located in the 5b zoning district and the H District. Apartment buildings are permitted up to four stories by conditional use on lots upon which a contributing resource is located. This is the fourth sketch plan submitted for this site since the beginning of 2022, though this submission is substantively different from the previous three proposals.

COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*, and, in particular, the plan's objectives to support growth and development in appropriate areas with existing infrastructure. The county comprehensive plan's Future Land Use map classifies this property as part of the Town Center future land use category. Town Center areas are described in the plan as having a mix of uses where historic structures should be preserved and reused, and new development should be designed to encourage walking.

The proposed development is also generally consistent with the Narberth 2040 Comprehensive Plan's Future Land Use map, as this property is considered a part of Montgomery Ave Corridor future land use category, where the plan recommends higher density mixed-use properties should be accommodated to better capitalize on the location.

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 Narberth Borough may wish to consider prior to preliminary and final plan approvals. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE REQUIREMENTS

A. Apartment buildings are permitted by conditional use on lots in the 5b zoning district that are also in the H District and upon which a contributing resource is located. The applicant for the conditional use must demonstrate that implementing the proposed use meets the conditions in §500-301-C.6.c of the zoning code. Elements of the conditions in this section are not met by the sketch plan.

   1. Maintain, protect, and preserve the contributing resource on the property, while retaining its appearance and character.

      i. Questions remain as to whether a Certificate of Appropriateness is needed from the Historic Architectural Review Board (HARB) to demolish the Price House's additions, how the historic structure would be protected during their removal, and how the contributing resources will be used in the future. Due to the significance of the Price House to the area, the applicant should share information about the proposed commercial use and whether it will involve any restoration of the existing historic structure. The conditional use does not permit a contributing resource to be converted to an apartment building use.

   2. Not have any detrimental effects on neighboring properties, nor alter the essential character of the neighborhood.

      i. There is a limited amount of buffering between the apartment building and the adjacent residential lot in the 3b Mixed Residential Limited zoning district to its west. The applicant should consider increasing the side setback distance between the apartment building and this lot and/or adding trees as a buffer.

   3. Meet the green building bonus criteria and requirements of §500-408-A.4.j.

4. A minimum of 10% of the residential units on the lot must be 550 square feet or smaller, rounded up to the nearest whole number. For the proposed 20-unit apartment building, two of the units must be 550 square feet or less.

SITE PLANNING REQUIREMENTS

A. Rear Setback. The rear setback for the proposed principal apartment building does not meet the minimum rear setback requirement of 25 feet from the rear property line, per §500-401, Table (4). While the required rear setback requirement is high for the proposed building type and use on a lot configuration such as this, the applicant should make a greater effort to develop a buffer of trees and shrubs between the proposed apartment building and the rear and side lot lines, particularly adjacent to the property to the west located in the 3b Mixed Residential Limited zoning district.

B. Table (4) of §500-401 indicates that the maximum frontage buildout is 50% of the lot width. The sketch plan proposes a buildout of 71.8% of the lot width fronting Meeting House Lane.

STANDARDS FOR BUILDING DESIGN

A. Balconies may encroach the front or rear building setbacks no more than 6 feet per §500-502-F.4. The sketch plan shows the balconies fronting Meeting House Lane encroaching the setback by 6 feet, 9 inches.

HISTORIC STRUCTURE

A. Price House:

1. The parcel is located within the Narberth Historic District and the existing principal building on the lot is the Price House, which is a contributing resource. The Price House is located in the 1st and 2nd lot layers, while the shed is a noncontributing resource located in the third lot layer. Lot layers should be shown on the plan. The applicant must comply with the provisions of Chapter 315 – Historic Districts, which may include obtaining a certificate of appropriateness from the HARB to change the Price House's building footprint by removing the additions.

2. Given the close proximity of the proposed apartment building, we recommend that the applicant engage with an architect with experience working with and around historic buildings from this era in order to design the new building to complement the Price House.

PARKING

A. The sketch plan shows 18 off-street parking spaces. A minimum of 16 off-street parking spaces are required for the proposed apartment building based on 1 space per dwelling unit (20), 0.1 visitor spaces per dwelling unit (2), a reduction of 0.5 spaces per unit for the 2 residential units that must be 550 feet or less, and eligibility for parking credits of 5 spaces for the 142 feet of frontage the proposed apartment building has along Meeting House Lane per Table (12) in the zoning code. A maximum of 19 off-street parking spaces may be provided for the proposed apartment building per §500-601A.5.a. Without knowledge of the future use of the Price House, we are unable to calculate the off-street parking standards for that structure.

B. Parking spaces 18 and 14 are positioned in ways that we believe will create conflicts with the 2-way drive aisle that could result in vehicular collisions. Space 14's horizontal orientation within the building footprint does not have the sightline to view vehicles coming from Meeting House Lane. Space 18 is located too close to the entrance to the development. We recommend removing space 18 and space 14, or aligning space 14 with the other spaces within the building's footprint.

TENTATIVE SKETCH PLAN

A. name and address of the property owner should be included on the sketch plan.

B. Montgomery and Narberth are misspelled on each page of the plan.

LANDSCAPING

A. Street Trees. Although this is only a tentative sketch plan, we encourage the applicant to recognize that street trees will be required and ensure that there is space on the site to comply with all of the street tree and other landscaping requirements. Per §348-2-D of the SALDO, street trees shall be located between the ultimate right-of-way line and the building setback line at a ratio of at least one tree per 40 linear feet of frontage and a minimum of eight feet behind the existing sidewalk.

B. Buffer. We advise planting trees in accordance with Narberth's Landscape Ordinance and recommended plant material list to serve as a buffer between the proposed apartment building and the adjacent lot to the west within the 3b Mixed Residential Limited zoning district.

CONCLUSION

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

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.

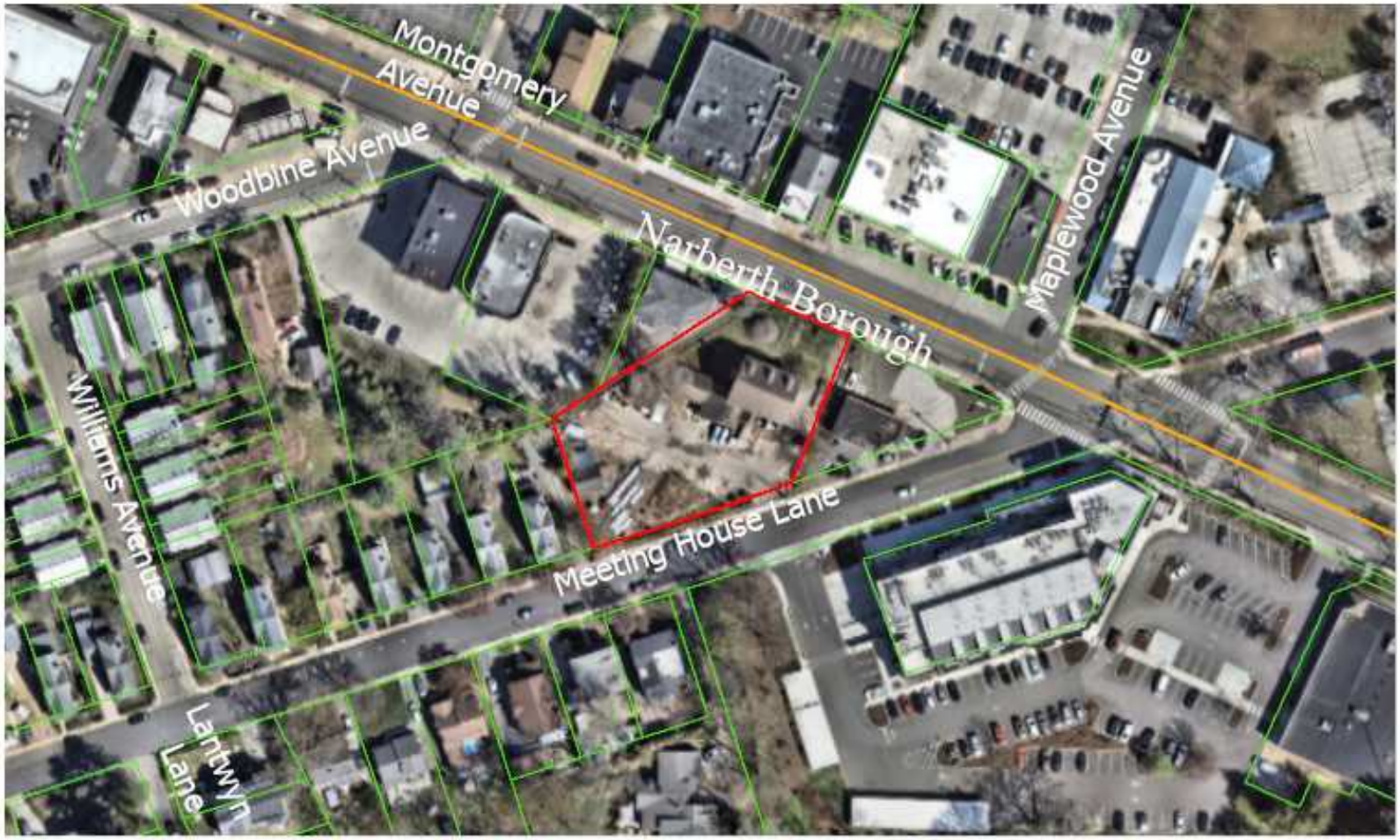
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (22-0007-004) on any plans submitted for final recording.

Sincerely,

Adam Schantz, Community Planner
Adam.Schantz@montgomerycountypa.gov – 610-278-3722

c: Natanel Darmon, Applicant
Adam Krom, Chrm., Borough Planning Commission
John Walko, Esq., Borough Solicitor
Kevin Walsh, Borough Code Enforcement Officer
Emily Pisano, Assistant Borough Manager, Narberth Borough

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



714 Montgomery Avenue
MCPC#220007004

Montgomery County Planning Commission

0 50 100 200 Feet

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www.montcopa.org/plancom
Aerial photography provided by Nearmap

714 MONTGOMERY AVENUE

NARBERTH, PA

PROJECT DATA	714 MONTGOMERY AVENUE

PROPOSED USES:

5B - NARBERTH PA	714 MONTGOMERY AVENUE

NEW

EXISTING

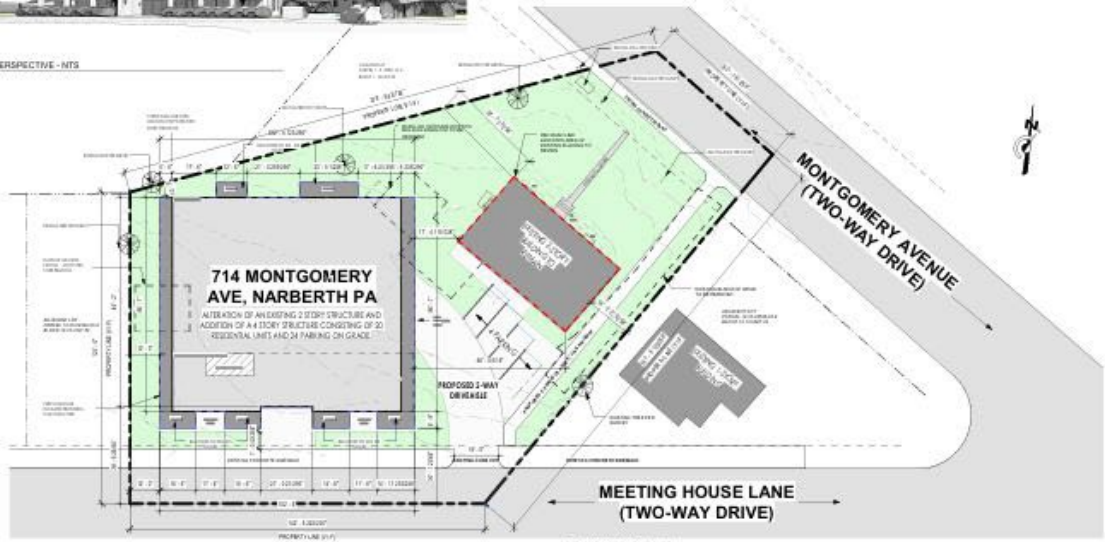
	EXISTING - NO CHANGE



SITE IMAGE - NTS



2 3D PERSPECTIVE - NTS



1 SITE PLAN - ZONING
1" = 20'-0"



BOROUGH OF NARBERTH, MONTGOMERY COUNTY ZONING MAP - NTS



AERIAL VIEW: NTS



SITE IMAGE FROM MONTGOMERY AVENUE - NTS



SITE IMAGE FROM MEETING HOUSE LANE - NTS

714
Montegomery
Nerberth PA

ZONING - SITE PLAN

Z01