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Please respond to: Trevoese

October 21, 2019

Mark A. Penecale
Planning & Zoning Officer, Abington Township
1176 Old York Road
Abington, PA 19001

Re: Subdivision of 2620 Moreland Road, Willow Grove, PA 19090

Dear Mark:

Please allow this correspondence to serve as follow up to your correspondence dated September 19, 2019 regarding the above referenced application. In your letter, you raise various concerns with respect to the property. First, you indicate that the proposed new property line along the face of the Moreland Road building housing @Home is required to be a minimum of 30 feet from the existing building. As you know, we have reviewed this concern and you have concurred that the set back is required to be either 30 feet or 0 feet from the Moreland Road façade of the @Home building, as long as the parking and access agreements referenced in Figure 11.9 BC of the Zoning Ordinance are provided. The Applicant's attorney has provided copies of draft shared access agreements for review and they are in a form acceptable to the Solicitor's office.

With regard to item 2 of your letter, which addresses the setback of the parking lot from residentially zoned property, it is my understanding that this is an existing condition with or without the Subdivision, so relief would not be required for this item.

In item number 3 in your letter, you raise the issue of impervious coverage. It is my understanding that the property is nearly completely impervious currently and that the Applicant has indicated that the subdivision will not increase the impervious surface coverage for Lot 1. In addition, if and when a land development application is submitted for Lot 2, that would be an appropriate time to consider the pre- and post-development impervious surface conditions.

With respect to items 5 and 6, I have advised the Applicant's attorney that these items must be addressed before the subdivision plans can be recorded. Specifically, Applicant will need to update the plans to include the dimensional requirements for both lots both before and after the proposed subdivision. It is my understanding that Applicant does not intend to increase any of the existing non-conformities on Lot 1. With regard to item number 9, I have advised Applicant's attorney that the zoning tabulation chart will need to be updated with respect to the dimensions of the newly created lots and the existing building on Lot 1, but it is my understanding that this will also need to occur when and if Lot 2 is proposed for development.

It is my understanding that items number 4, 7, 8, 10 and 11 will be addressed in the land development process if and when Lot 2 is developed.

If you have any questions or concerns, please feel free to give me a call.

Thank you.

Very truly yours,



Lauren A. Gallagher

LAG:lg

cc: Amy Montgomery, P.E., Township Engineer