



## DELAWARE COUNTY PLANNING DEPARTMENT

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August 12, 2020

LINDA F. HILL  
DIRECTOR

Ms. Jane Billings  
Swarthmore Borough  
121 Park Avenue  
Swarthmore, PA 19081


RE: Name of Dev't: 686 North Chester Road  
DCPD File No.: 41-7536-20  
Developer: Cavalier Homes- c/o Chris Varela  
Location: Northwest corner of North Chester Road  
and Oakdale Avenue  
Recv'd in DCPD: July 13, 2020

Dear Ms. Billings:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. The attached review represents staff comments and should not be construed as an official review. The Delaware County Planning Commission will review this proposal at a meeting to be held on August 20, 2020.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

  
Michael A. Leventry  
Manager, Plan and Ordinance Review

cc: Cavalier Homes- c/o Chris Varela  
JMR Engineering, LLC



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Date: August 11, 2020  
File No.: 41-7536-20

PLAN TITLE: 686 North Chester Road

DATE OF PLAN: June 30, 2020

OWNER OR AGENT: Cavalier Homes -  
c/o Chris Varela

LOCATION: Northwest corner of North Chester  
Road and Oakdale Avenue

MUNICIPALITY: Swarthmore Borough

TYPE OF REVIEW: Final Subdivision

ZONING DISTRICT: RB

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivide 0.7315 acre into two lots

UTILITIES: Public

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Joshua Chast

REMARKS:

### CURRENT PROPOSAL

The applicant proposes to demolish the current single-family dwelling and subdivide the 0.7315-acre lot into two lots. Two new single-family dwellings are proposed for each lot.



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REMARKS (continued):

#### **SITE CHARACTERISTICS**

The site's existing conditions include the parcel being densely covered with trees. Currently, the site enters/exits to the east via Oakdale Avenue. Behind the current driveway is an existing shed. The site includes a portion of the boundary between Swarthmore Borough and Springfield Township. North of the site is the Baltimore Pike commercial corridor. Included in the corridor area are restaurants and commercial/service businesses. East of the site and within walking distance of the parcel is Keystone Park. South and west of the site are predominantly single-family detached dwellings. Currently there is a sidewalk located on the southern boundary of the site and no sidewalk on the eastern boundary of the site.

#### **APPLICABLE ZONING**

The proposal is located within the RB district and is subject to applicable regulations set forth by the Municipal zoning code.

#### **COMPLIANCE**

The proposal appears to comply with the RB district provisions.

#### **WAIVERS**

The applicant is seeking waiver relief for the following:

- Section 1288.25(a)(1): To provide the applicant relief from installing sidewalks along the frontage of Oakdale Avenue.
- Section 1293.08: To provide the applicant relief from providing the lighting requirements on the plan.
- Section 1293.09(a): To allow a partial waiver of relief from creating a conservation plan.

**STAFF COMMENTS**

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REMARKS (continued):

Staff does not recommend that Swarthmore Borough grant the waiver of relief for 188.25(a)(1): providing a sidewalk along the frontage of Oakdale Avenue. Staff would like to note that Oakdale Avenue provides an important pedestrian connection between the northern Swarthmore neighborhood and the Baltimore Pike commercial corridor. Furthermore, there is a significant precedent set by the neighboring properties, which all have sidewalks along their frontage. Staff has no other comments related to these waiver requests.

**FUTURE LAND DEVELOPMENT**

If the applicant wishes to develop both single-family attached dwellings simultaneously, they will need to submit a formal land development plan. The applicant may choose to develop the lots independently, in which case a land development plan is not required to be reviewed by the County.

**HIGHWAY OCCUPANCY PERMIT**

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the Township Engineer should confirm if the plan will need a highway occupancy permit(s) for access onto North Chester Road (S.R. 2014).

**SEWAGE FACILITIES**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

**STAFF COMMENTS**

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REMARKS (continued):

**STORMWATER MANAGEMENT**

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

**HISTORIC SIGNIFICANCE**

The existing home at 686 N. Chester Road is a late 19th century Queen Anne style building and is listed on the Swarthmore Historic Resource Survey as #335. We recommend that it not be demolished, and for the developer to retain the house in its subdivision plans. If it must be demolished, please contact the Planning Department for photo documentation.

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.

**THIS REVIEW REPRESENTS STAFF COMMENTS ONLY AND SHOULD NOT BE  
CONSTRUED AS AN OFFICIAL REVIEW.**