



DELAWARE COUNTY PLANNING DEPARTMENT

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November 30, 2020

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COUNCIL

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

RE: Name of Dev't: Swarthmore College (409 College Avenue/
311 Cedar Lane Lot line Change
DCPD File No.: 41-7576-20
Developer: Swarthmore Borough
Location: East side of Cedar Lane, approximately
400' north of College Avenue
Recv'd in DCPD: October 23, 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 December 17, 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: Swarthmore College c/o Gregory N. Brown
G.D. Houtman & Son, Inc.



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Date: November 30, 2020
File No.: 41-7576-20

PLAN TITLE: Swarthmore College 409 College Avenue/311 Cedar Lane Lot line Change

DATE OF PLAN: September 4, 2020

OWNER OR AGENT: Swarthmore College

LOCATION: East side of Cedar Lane, approximately 400' north of College Avenue

MUNICIPALITY: Swarthmore Borough

TYPE OF REVIEW: Final Subdivision

ZONING DISTRICT: RB

SUBDIVISION ORDINANCE: Local

PROPOSAL: Adjust lot lines of two lots totaling 1.34 acres

UTILITIES: Public

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Joshua Chast

REMARKS:



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CURRENT PROPOSAL

The applicant proposes to adjust the lot lines between two lots and demolish the existing single-family semi-detached dwelling located on 409 College Avenue. The lot line would convey 15,191 sq. ft. to 311 Cedar Lane. The relocated property line will create a parcel size of 37,763 sq. ft. for 311 Cedar Lane and 20,902 sq. ft. for 409 College Avenue. There is no proposed construction at this time.

SITE CHARACTERISTICS

The site's existing conditions include being on surrounded by single family detached dwellings. The site is located at the northeastern edge of the current Swarthmore College campus and directly borders the Swarthmore College Black Cultural Center. The site is heavily forested. At present, 311 Cedar Lane has no serviceable driveway.

APPLICABLE ZONING

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

NONCONFORMITIES

The site's existing off-street parking does not appear to comply with the parking regulations as established within the Municipal zoning code. The Borough Zoning Code states that there must be two spaces per single-family dwelling. Currently, there are no spaces shown on the plan. However, this nonconformity is existing and not exacerbated by the proposal.

COMPLIANCE

STAFF COMMENTS

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With exception to the existing non-conformity, the proposal appears to comply with the RB district provisions.

WAIVERS

The applicant is seeking waiver relief to forego the following:

- Section 1286.11.(b)(2): To provide proposed house locations.
- Section 1286.(d): To provide a Conservation Plan.
- Section 1286.11(e): To provide a Stormwater and Erosion Control Plan.
- Section 1286.11(f): To provide a Landscaping, Buffering, Screening and Lighting Plan.
- Section 1288.07(a): To provide sidewalks as part of the subdivision plan.

Staff has no comments related to these waiver requests.

FUTURE USE

Staff recommends that 311 Cedar Lane remain a single-family detached dwelling and avoid further subdivision or the creation of a new single-family semi-detached dwelling. A future single-family semi-detached dwelling would not have street access or street frontage and would not be compliant with section 1288.04(c) of the Borough SALDO.

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.

STORMWATER MANAGEMENT

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

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