



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission

From: Melissa Needles, Zoning Officer

Date: July 23, 2019

Subject: **Zoning Review for McFadden Subdivision Preliminary/Final Plan
590 Birmingham Road
TPI # 51-7-37 (JMR Engineering, LLC.)**

I am in receipt of a preliminary/final plan for The McFadden Group, Inc. The plans were prepared by JMR Engineering, LLC., dated June 18, 2019 with no revisions; the plans consist of eight sheets. The applicant is seeking approval to subdivide one lot into two.

The above-referenced parcels are located in the R-2 Residential Zoning District.

Please be advised that proposed lot 1 has a non-conforming building in the front yard setback area. This building is a historic resource (#134). There are steep slopes on both proposed lots and proposed lot 1 has an existing driveway in steep slopes. Finally, both proposed lots are on a Scenic Road within the Strodes Mill Historic District.

I offer the following comments and necessary revisions relative to zoning:

1. The applicant will need to go before HARB to obtain a certificate of appropriateness for any exterior work proposed on the existing resource #134 and at the time of a building permit application for the new home on proposed lot 2 since both proposed lot 1 and 2 are located within the Strodes Mill Historic District.
2. The plans should be labeled "Preliminary/Final Subdivision Plan" as opposed to "Final Subdivision Plan".
3. The zoning table is missing existing lot information.
4. A landscape plan is required per section 115-45.1.
5. Buffering must be shown per section 115-52.
6. The Township Engineer will address sections 115-55, 115-56 and 115-58.

In conclusion, once the above items have been addressed, I recommend approval of the McFadden Subdivision plan. Please do not hesitate to contact me for any further explanation or assistance with this matter.