

RESOLUTION NO. 725

**BOROUGH OF MALVERN
CHESTER COUNTY, PENNSYLVANIA**

A Resolution approving, subject to conditions, the plan entitled "Final Lot Line Change Plan for Amy A. Meisinger 547 S. Sugartown Road, Malvern, PA 19355" prepared by Site Engineering Concepts, LLC., dated September 27, 2016 ("Plan"), submitted by Amy Meisinger pursuant to the Malvern Borough Subdivision and Land Development Ordinance of 2006, as amended ("Land Development Ordinance") for a lot line change involving parcels at 547 S. Sugartown Road (Parcel ID # 2-6-25) and 644 Highland Avenue (Parcel ID # 2-6-25.1) located in the Borough of Malvern ("Borough"), Chester County, Pennsylvania, in the R-2 zoning district.

BACKGROUND

Applicant has filed an application ("Application") with the Borough for approval of a Final Lot Line Adjustment Plan prepared by Site Engineering Concepts, LLC dated September 27, 2016 ("Plan"). This Resolution No. 725 is the Borough's written decision on the Application and Plan.

The Plan proposes a lot line adjustment between 547 S. Sugartown Road and 644 Highland Avenue ("Parcels"). Both parcels are located in the R-2 residential zoning district. Applicant proposes to adjust the lot line between the parcels by 2,220 sq. ft. This will bring 547 S. Sugartown Road into compliance with the Borough's area and bulk regulations for the R-2 residential zoning district.

Applicant has submitted the Application to the Borough and now requests approval of the Plan.

The Application was reviewed by the Borough Engineer and the Planning Commission. At the Planning Commission meeting on December 15, 2016, the Planning Commission recommended that the Plan be approved as a final plan.

The September 27, 2016 version of the Plan was reviewed by the Borough Engineer, who provided a review letter dated December 9, 2016.

On January 3, 2017, Borough Council approved the Application at the public meeting subject to conditions as set forth herein. This is the written decision documenting that approval.

MATTERS RESOLVED

Borough Council hereby RESOLVES that the Plan is approved, as a Final Plan, pursuant to the Borough's Subdivision and Land Development Ordinance and subject to the waiver relief and conditions set forth hereinbelow.

This approval grants the following waivers, with conditions, from the Borough's Subdivision and Land Development Ordinance:

1. Section 511.C. – Requiring that side lot lines shall be at right angles or radial to ultimate right of ways from the ultimate right-of-way to the rear lot line.

This approval is also subject to the following conditions, which shall bind Applicant, the property owners and their heirs, successors and assigns:

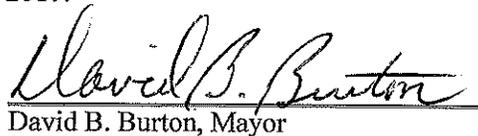
1. Prior to Plan recordation, Applicant shall satisfy all outstanding items included in the Borough Engineer's letter of December 9, 2016.

Passed by Borough Council this 3rd day of January, 2017.



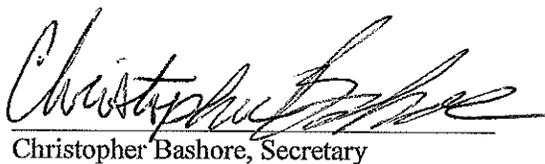
David G. Bramwell, President

Approved by the Mayor, this 3rd day of January, 2017.



David B. Burton, Mayor

Enacted, this 3rd day of January, 2017.



Christopher Bashore, Secretary