

May 15, 2017

TO: Jim Blanch

FROM: E. Van Rieker, AICP

RE: 1422 Dawes Road/1651 Burke Ave. – Lot Line Adjustment
(No. S-1-17)

Dear Jim,

This plan appears to be a very straight forward minor subdivision where Lot 1 (the rear lot) gains approximately 6,447 sq as a result of the lot line adjustment and Lot 2 is reduced by an equal amount.

In view of the fact that both lots pre-exist and front on township dedicated roadways and have been previously built upon – each lot contains an existing dwelling – provided that the Zoning Officer concurs that there is no nonconforming aspect of the proposed subdivision which creates a problem then it would seem the proposed subdivision ought to be approved subject to compliance to prevailing standards as may be identified by yourself or the Township Zoning Office.

If there are any questions, please do not hesitate to contact me.

VAN

Cc:	Roman Pronczak	Ken Corti	Joe Habboush
	Mike McAndrew	Penny Gerber	Ken Conway
	Bradley Tate	Richard Shorin	William McManus
	Greg Monte	John O'Hara	
	Otis Hightower	Cathy McGowan	