

From: Walker, Ryan <RWalker@natlands.org>
Sent: Monday, October 30, 2017 11:18 AM
To: Doug Clemens
Subject: RE: Tischler property easement

Hi Betsy,

Yes, both lots may be sold separately and to any outside party. Note a modest subdivision fee in the easement on the occurrence that the subdivided lot is sold.

Thanks,
Ryan

From: Doug Clemens [mailto:dcclemens@traiman.com]
Sent: Thursday, October 26, 2017 2:46 PM
To: Walker, Ryan <RWalker@natlands.org>
Subject: RE: Tischler property easement
Importance: High

Ryan,

One question not answered. Can the lot be sold to an outside party?

Thank you,
Betsy

From: Walker, Ryan [mailto:RWalker@natlands.org]
Sent: Thursday, October 26, 2017 2:10 PM
To: dcclemens@traiman.com
Cc: Dolan, Estelle <EDolan@natlands.org>
Subject: Tischler property easement

Hello Betsy,

Good talking with you. The full easement document is attached. Below are some answers to questions we discussed:

- How many houses are permitted in total? Three. One of the Building Expansion Areas can have a dwelling. No more than one of the dwellings units can be outside of the current Building Protection Area.
- How must the lots be accessed? Access Drives are not permitted in the Meadow Protection Area and vehicular use is not permitted in the Woodland Protection Area, except in relation to permitted activities. Access is not a permitted activity in the Woodland Protection Area, except for the existing Access Drive. This Access Drive may be 12 feet in width. In short, the Access Drive is intended to be shared between the two lots. The Woodland Protection Area does allow for access and utilities to serve uses on the Property if there is no other reasonably feasible means, but I don't think there would be such an argument in this case to create two driveways.
- Can the existing house be torn down? Yes, it can be repaired, replaced, or relocated so long as the new structure complies with Additional Improvements requirements and other restrictions in the easement.
- Can a lot be subdivided? Yes, one Additional Lot can be created, so long as both lots retain at least five acres.

I hope this helps and please let us know if further clarification is needed. Regarding notice, please notify us of the property and contact information of the new owners, as much as possible, any time before settlement.

Many thanks,
Ryan

Ryan Walker
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Conservation Easement Program Manager
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From: Walker, Ryan <RWalker@natlands.org>
Sent: Monday, October 30, 2017 12:32 PM
To: Doug Clemens
Subject: RE: Tischler property easement

Betsy,

I should also make an addendum to my earlier statements that I should have noted. It is that even if the conservation easement allows for something then zoning may not and vice-versa. For example, just because the easement allows for an additional lot, the Township is not required to. In this case, that may apply particularly to the house. The easement allows for removal and replacement; however, Scott Piersol indicated that the house may be a class III historic structure, which could impact its ability to be replaced. I would be sure to contact the Township or other relevant parties.