

## **TOWNSHIP OF LOWER MERION**

### **Issue Briefing**

**Topic:** Amendment to a Condition of Approval for 146-156 Cricket Avenue and 15 W. Spring Avenue, Ardmore

**Prepared by:** Andrea M. Campisi, Senior Planner

**Date:** October 6, 2016

#### **I. Action to be Considered by the Board:**

The developer is seeking approval from the Board of Commissioners to amend the following condition of approval:

“The applicant shall agree to not demolish the buildings prior to recording the Final Plan or submission of plans for building permits, whichever is later.”

The applicant seeks the following amendment:

The applicant shall agree to not demolish the buildings prior to recording the Final Plan ~~or submission of plans for building permits, whichever is later.~~

#### **II. Why This Issue Requires Board Consideration:**

The Board of Commissioners imposed the original condition and only they have the authority to amend it.

#### **III. Current Policy or Practice (If Applicable):**

The Board of Commissioners reviews requested amendments to conditions of approval on a case by case basis.

#### **IV. Other Relevant Background Information:**

The Board of Commissioners imposed the condition on January 20, 2016 when they approved a Preliminary Land Development Plan showing the demolition of six single family detached dwellings located at 146-156 Cricket Avenue and 15 W. Spring Avenue, consolidation of the six lots and the construction of nine townhouses and ten single family semi-detached dwellings.

The added language restricting demolition only after the building permit plans are submitted was added to allow the existing homes to remain occupied as long as possible since the homes were providing affordable housing for the Ardmore community. However, the buildings are all currently vacant.

V. **Impact on Township Finances:**

There is no impact on Township finances.

VI. **Staff Recommendation**

The existing homes continue to deteriorate and are beginning to detract from the appearance of the neighborhood. The home at the corner is in such poor condition that staff is concerned about the structural capability of the building. Staff recommends the Board approve the proposed amendment to allow the homes to be demolished as soon as demolition permits can be processed.