

# **TOWNSHIP OF LOWER MERION**

## ***Building and Planning Committee***

### **Issue Briefing**

**Topic:** 419 Howard Road Subdivision Application

**Prepared by:** Chris Leswing, Assistant Director, Building & Planning

**Date:** December 9, 2016

#### **I. Action to Be Considered by The Board:**

The Board is being asked to consider a two-lot subdivision of the property at 419 Howard Road.

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

Approval from the Board of Commissioners is required for all subdivision applications.

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

The Board of Commissioners reviews and renders decisions on all subdivision applications on a case by case basis.

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

This application was reviewed by the Planning Commission at their September 12, 2016 meeting at which time they recommended approval of the applicant's request to create two lots. However, the Planning Commission and the immediate neighbor's did not support the applicant's request for relief from the Subdivision and Land Development Code Section to create a lot line that is not at a right angle or radial to the right of way of Howard Road.

The applicant subsequently revised the plan to show compliant lot lines that are radial to the right of way based upon Planning Commission and neighbor feedback. The revised plan was reviewed by the Township Engineer who did not identify any significant issues. Therefore, the attached conditions of approval have been updated to reflect the latest version of the plan as well as the latest review letter by the Township Engineer.

#### **V. Impact On Township Finances:**

There is no impact on Township finances.

**VI. Staff Recommendation:**

Staff recommends that the Board of Commissioners approve the application subject to the attached conditions of approval.