

April 16, 2018

Dear Commissioner Gelber and Planning Staff,

We are writing to inform you of our plans with regard to the proposed subdivision of 205 Llanfair Road in Ardmore, and to ask for your support. Over the past few months, we have been negotiating with 205 Llanfair Owner Ben Gross, to lease Lot 2 which is the 39,053 sq. ft. wooded lot at the corner of Llanfair and St. Georges Roads. We have now finalized a 10-year lease agreement. In order for Lot 2 to be created and the lease to commence, a subdivision must be granted.

The 10-year lease provides our neighborhood with an opportunity to work toward a permanent conservation solution for this important streetscape of suburban forest, which we feel defines our neighborhood. Historically named "Singing Wood," the 205 Llanfair property provides an extraordinary viewshed for North Ardmore, and serves as an entrance to the peaceful wooded neighborhood and the beautiful valley beyond. One leaves the noise and chaos of Montgomery Ave., Suburban Square etc., and breathes a sigh of relief when we reach these woods.

Singing Woods serves as a habitat to a variety of wildlife including several different species of owls, hawks, and songbirds, along with foxes, rabbits, possums, and deer to name a few. It is also the top or beginning of the Mill Creek stream system and it is environmentally sensitive. Understanding the important role that trees serve in saving stream banks and filtering sediment, we will rely on careful Township engineering oversight of the development plan for Lot 2.

We are pleased that Mr. Gross has worked cooperatively with our group in achieving our objectives, in affording us the opportunity to lease the property, and agreeing to provisions that give us the chance to potentially acquire the property long term. In light of this, we support Mr. Gross' plan for the subdivision and to have the existing house on Lot 1 unencumbered. Mr. Gross assured us he will work in good faith to find a historic buyer, which we feel would be an excellent outcome.

Thank you for your support and help in achieving this mutually satisfactory conclusion.

Sincerely,

The Neighbors of 205 Llanfair

*Bob Borghese, Richard Douglass, Val Hiscock, Raymond Lesser, Bonnie Perry, Hugh Reynolds, Joe Sensenbrenner, Jenette Wheeler, Alex Wood*

Cc: Kevin Bowers, Township Engineer