

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: 843, 847 & 859 Old Lancaster Road, Bryn Mawr, Ward 10, LD# 3720

Prepared By: Chris Leswing, Director, Building and Planning Department

Date: May 4, 2018

I. Action To Be Considered By The Board:

Applicant request to amend a condition of approval related to the use of pavers.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must review and render decisions on all requests to amend conditions of approval.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

The Board of Commissioners approved the Preliminary Land Development Plan on November 19, 2014. The Plan showed the construction of 12 townhouses and eight, two-family semi-detached dwellings to be accessed by a 20-foot wide common drive that extends from S. Merion Avenue and a 16-foot-wide one-way common driveway from Old Lancaster Road.

The following condition was imposed on the approval:

- The proposed pavers shall be extended to cover the entire center courtyard in front of the proposed pergola and seating area and along the edge of each guest parking space.

The approved plan showed an outdoor gathering area in between the two rows of townhouses. The area included an area of pavers, a pergola and two barbecue grills. The applicant's plan showed a square area of pavers where the two portions of the common driveway intersect. As part of staff's recommendations, it was recommended that the area of pavers be increased to cover the entire courtyard to break up the amount of blacktop and provide a more pedestrian feel to the driveway.

The applicant seeks to amend this condition and only provide pavers in front of the proposed pergola as shown on the attached sketch. The applicant has indicated concerns with long term maintenance of the pavers as the main reason for not wanting to install them.

V. Impact On Township Finances:

This application has no impact on Township finances.

VI. Staff Recommendation:

Staff does not recommend approval of the amendment. The intent of requiring the pavers to extend over the entire center courtyard was to create a focal point and further break up the asphalt.