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:　　　June 8, 2018

I.　　　Action To Be Considered By The Board:

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 space in between the two rows of townhouses. The area included 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. Staff recommended that the area of pavers be increased to cover the entire courtyard to break up the amount of blacktop and provide a pedestrian scale to the driveway.

The applicant seeks to amend this condition and proposes to line the outer edges of the courtyard with pavers as shown in the attachment instead of covering the entire courtyard with pavers. The applicant expressed concerns with the long-term maintenance of the larger area of pavers.

V.   Impact On Township Finances:

This application has no impact on Township finances.

VI.   Staff Recommendation:

Staff recommends approval of the amendment.