

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

WHEREAS, the Township of Lower Merion received application #3851C from Tracy Davidson proposing to reduce the minimum front yard setback per Zoning Code Section §155-152.A and to exceed the maximum impervious surface coverage and building area by more than 50% of the building area of the Historic Resource pursuant to Zoning Code Section §155-152.C at 130 Avon Road, Haverford, Ward 10; and

WHEREAS, the application was referred to Pamela M. Loughman, Esq., Hearing Officer, to take testimony and make recommended Findings of Fact, Conclusions of Law and an Order for the consideration of the Board of Commissioners; and

WHEREAS, following a hearing on the application, the Hearing Officer prepared and has submitted to the Board of Commissioners her Report in the form of a document styled “Recommendations for Findings of Fact, Conclusions of Law and Order” whereby the Hearing Officer recommends that the application be granted; and

WHEREAS, the Board of Commissioners, having reviewed and considered the Hearing Officer’s Report, wishes to render its decision.

NOW THEREFORE, the Board of Commissioners of the Township of Lower Merion hereby resolves:

1. That the Findings of Fact and Conclusions of Law set forth in the attached Report of Pamela M. Loughman, Esq., Hearing Officer, be and the same are hereby accepted as the Findings of Fact and Conclusions of Law of the Board of Commissioners in the matter of the application of Tracy Davidson for the property at 130 Avon Road, Haverford.

The Board deems the following order to be appropriate:

ORDER

AND NOW on this 15th day of April 2020 application #3851C for conditional use approval is granted based on the documents and plans submitted in support of the application all of which are specifically incorporated herein by reference thereto, subject to the following conditions:

1. The Applicant shall reduce the building area of the proposed garage so it contains 25-30% less building area than the Historic Resource and contains no more than 777 sq. ft to 832 sq. ft. to reduce its size and scale.

2. The applicant shall provide a Landscape Plan that visually screens the proposed garage from the street.
3. An accessory apartment shall not be permitted in the proposed structure without the required approval.
4. The Township Engineer's review letter dated February 24, 2020 shall be incorporated by reference into conditional use order.
5. The south end of the garage façade shall be set back a minimum of one foot to minimize the massing of the proposed garage on the end closest to the historic resource.

RESOLVED this 15th day of April 2020 by the Board of Commissioners of the Township of Lower Merion.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

BY: _____
Daniel S. Bernheim, President

ATTEST:

Jody L. Kelley, Secretary