

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Chicken Coop at 431 Mulberry Lane, Haverford

Prepared by: Scott Houchins, Health/Zoning Inspector, Building and Planning Department

Date: June 2, 2020

I. Action To Be Considered By The Board:

Relief from [§90-52](#) to reduce the required 50-foot setback for a chicken coop (small animal shelter) to 20 feet.

II. Why This Issue Requires Board Consideration:

All relief from Chapter 90 of the Lower Merion Township Code are subject to the approval of the Board of Commissioners.

III. Current Policy Or Practice (If Applicable):

Chapter 90 requires that any coop holding more than two chickens to be placed a minimum of 50 feet from any property line and at least 50 feet from a habitable dwelling on the property. The chicken coop on this property is 20 feet from the closest property line and approximately 60 feet from the residence on the property.

A copy of the applicable code section is attached.

IV. Other Relevant Background Information:

A waiver was granted in January to locate the coop 30 feet from the adjacent property lines. It was then determined that plumbing lines for the pool were located beneath the approved location. A revised location has been proposed that is 20 feet from the adjacent property lines. Both affected neighbors have approved the location.

V. Impact on Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation

Staff recommends the Board of Commissioners approve the waiver for the following reasons:

1. The Township has not received any complaints regarding the coop.
2. The nearest affected neighbor has no objection to the coop