

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Zoning, By Amending The Zoning Map To Rezone From Village Center District, VC To Town Center District TC1, The Properties At 331, 333, 341, and 355 West Lancaster Avenue, Haverford.

The Board of Commissioners of the Township of Lower Merion does hereby ordain:

Section 1. The Code of the Township of Lower Merion, Chapter 155, Zoning, Zoning Map, is hereby amended to rezone from Village Center District, VC to Town Center District, TC1 the properties at 331, 333, 341, and 355 West Lancaster Avenue, Haverford, described as follows to provide as follows:

ALL THAT CERTAIN parcel of land **SITUATE** in Lower Merion Township, Montgomery County, Pennsylvania, being shown on Exhibit A: 331-355 West Lancaster Avenue, Haverford dated June 26, 2020, and being more fully described as follows:

BEGINNING at a point where the Pennsylvania Railroad meets the rear property line of 355 West Lancaster Avenue; thence, continuing along the shared property line along the railroad right of way in a southeasterly direction the following three distances; a distance of 100.68 feet; thence, continuing in a southeasterly direction a distance of 88.56 feet; thence continuing in a southeasterly direction a distance of 81.40 feet to a point; thence, continuing in a southwesterly direction a distance of approximately 169.46 feet to a point; thence, continuing in a southeasterly direction a distance of 19.4 feet to a point; thence, continuing in a southeasterly direction 35.3 feet to a point; then continuing in a southeasterly direction 94.5 feet to a point in the centerline of N. Wyoming Avenue; thence, continuing along the said centerline in a southwesterly direction a distance of approximately 16 feet; thence, continuing in a southeasterly direction a distance of approximately 108.78 feet to a point; thence, continuing in a northeasterly direction a distance of approximately 173.2 feet to a point along the Pennsylvania Railroad right-of-way; thence, continuing in a southwesterly direction a distance of approximately 275 feet to the centerline of Lancaster Avenue (U.S. Route 30); thence, continuing in a northwesterly direction along the centerline of Lancaster Avenue (U.S. Route 30) a distance of approximately 600 feet; thence, continuing in a northeasterly direction a distance of approximately a distance of 358.88 feet to the first mentioned point and place of beginning; and **BEING** Montgomery County Assessment Map Block 6B, Units 300, 302, 303, 304, and 554 and Map Block 7B, Unit 115.

Section 2. Nothing in this Ordinance or in the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code of the Township of Lower Merion prior to the adoption of this amendment.

Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 4. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 5. This Ordinance shall take affect and be in force from and after its approval as required by law.

Approved by the Board this ____ day of _____, 2020.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Daniel S. Bernheim, President

ATTEST:

Jody L. Kelley, Secretary

