

TOWNSHIP OF LOWER MERION

Issue Briefing

Topic: 807 Wickfield Road, Wynnewood

Prepared by: Andrea M. Campisi, Senior Planner

Date: May 3, 2017

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners a request for a waiver from the requirement that no lot shall be created the depth of which is more than 2.5 times its width. The waiver is needed for the consolidation of two adjoining lots, as shown on the attached document.

The applicant is also seeking a waiver to not be required to pay the waiver application fee of \$1,320.00.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners is required to render decisions on all waiver requests.

III. Current Policy or Practice (If Applicable):

The Board of Commissioners reviews all waiver applications.

IV. Other Relevant Background Information:

The two lots are situated back to back with only the front lot containing frontage on Wickfield Road. The lots are jointly owned by the same entity who wishes to consolidate the lots. Once the lots are consolidated the owner intends to construct a pool and a pool house on the rear lot.

V. Impact on Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation

Staff recommends that the Board approve the applicant's request for a waiver since the development potential of the rear lot will be extinguished because of the consolidation. Staff also supports a partial waiver of the application fee due to the limited staff time required to review this application. Staff recommends a \$400 fee be imposed.