

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Request to Amend a Preliminary Plan

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Date: December 7, 2018

I. Action To Be Considered By The Board:

Amend an approved plan to install a five-foot-tall fence in the front yard setback of Clover Hill Road and install a six-foot-tall fence in the front yard setback of Cedar Grove Road.

II. Why This Issue Requires Board Consideration:

The Zoning Code prohibits the installation of solid fences taller than four feet in a front yard setback unless approved by the Board of Commissioners. The proposed fence in the front yard setback along Clover Hill Road is solid up to four feet with one foot of lattice. A six-foot solid fence is proposed in a portion of the front yard setback of Cedar Grove Road in line with the existing detached garage.

Per Zoning Code Section 155-130.B the Board of Commissioners can approve a higher solid fence in a required yard setback:

When the Board of Commissioners finds that a significant need is met by the erection of the fence, the Board of Commissioners may approve a higher solid fence within the required front, side and rear yard setback when such a fence is requested in conjunction with the approval of a development plan.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

The Preliminary Plan was approved by the Board of Commissioners in April 2015 showing the conversion of the former William Penn Inn into three condominium units and the construction of three, two car garages. The two existing lots will be consolidated and then subdivided to create four new lots. Three new homes were approved to be constructed on Lots 2-4.

The final conversion of the condominium units was completed earlier this year and the first residents moved into the building in August 2018. Shortly after moving in the

new residents noticed that headlights from cars exiting the Wynnewood Shopping Center were shining into the dwelling unit and becoming disruptive. The new owner approached staff about the possibility of installing a fence to block the headlights.

V. **Impact on Township Finances:**

This will have no impact on Township finances.

VI. **Staff Recommendation**

Staff recommends the Board of Commissioners approve the fences with a condition requiring the open lattice on the top one foot of fencing as proposed in the application.