

March 29, 2019

TO: Planning Commission Members

FROM: Jillian Dierks, Planner, Building and Planning Department

SUBJECT: PRELIMINARY SUBDIVISION PLAN – 104 Rose Lane, Haverford, SD# 3828, Ward 10

Proposal

The applicant, Fred Bissinger, is seeking Preliminary Subdivision Plan approval for the following:

- Subdivision of the existing lot into two new lots;
- Preservation of the existing house on Lot 1 and construction of a three-car detached garage with a 759 sq. ft. footprint and a patio;
- Preservation of the carriage house on Lot 2 and construction of an addition, a patio and a two-car attached garage;
- Extension of the existing driveway which will provide access to both homes;
- Extension of the existing sanitary sewer main in Rose Lane down the new common driveway to serve the carriage house; and
- Installation of two underground stormwater management systems.

The proposal is illustrated on the attached ten sheet plan set dated January 7, 2019, last revised March 12, 2019, prepared by Momenec, Inc. Also submitted were architectural renderings prepared by F.L. Bissinger, dated March 2019 and a landscape plan prepared by Momenec, Inc., dated January 7, 2019.

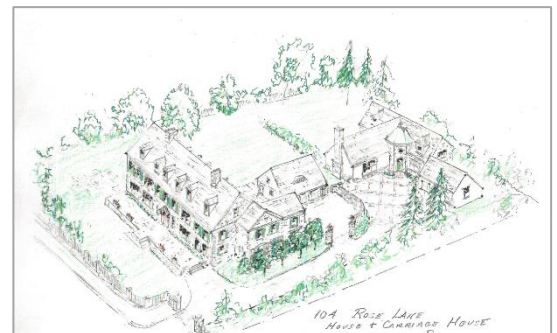
Property Description

The property is located at the intersection of Rose Lane and New Gulph Road in Haverford. The property is split zoned with 6,091 sq. ft. or 13% of the property located within the R1 zoning district and 41,548 sq. ft. or 87% located within the R4 zoning district. The property is currently improved with a two and a half story stone colonial house that was constructed in 1910 and a one and a half story carriage house. The structures are served by a common circular driveway that takes access from Rose Lane.



Consistency with the Comprehensive Plan

The applicant indicated that the property owner plans to move out of the main house, sell it and reside in the carriage house. The ability for residents to age in place and remain in the community is a topic that was discussed throughout the creation of the Comprehensive Plan. A recommendation of the Comprehensive Plan is to evaluate how well the Township's accessory dwelling unit policies work to preserve the pattern of existing residential neighborhoods while at the same time potentially providing an increased variety of housing types/opportunities. While this application does not take advantage of any special policy for this



purpose and the carriage house would be the primary structure on Lot 2, not an accessory unit, it serves as an example of how of additional housing variety can be provided while maintaining existing neighborhood patterns and architectural consistency.

Montgomery County Planning Commission Review

The County review letter is attached. The County recommendations have been either addressed on the attached plan or have been incorporated into the issues below as well as the recommended conditions of approval.

Zoning

The following table details the bulk, area and setback requirements for the existing and proposed conditions. Given that the property is split zoned between R4 and R1, the Zoning Officer determined that the setback requirements and lot width are based on the zoning district that the setback falls within, whereas the bulk requirements including building area, impervious surface and lot area can be blended based on the amount of lot area in each district.

R4 & R1 Zoning Requirements		Lot 1	Lot 2
Minimum Net Lot Area	Lot 1: 6,975 min.* Lot 2: 14,949 min.*	32,690 sq. ft.	14,949 sq. ft.
Minimum Lot Width	Lot 1: 65' min. Lot 2: 125' min.	251'	76'
Maximum Building Area	Lot 1: 29%* Lot 2: 25%*	13% 4,191 sq. ft.	19% 2,773 sq. ft.
Minimum Front Yard	30'	51'	91'
Minimum Side Yard	R1: 15' min & 40' agg. R4: 8' min. & 20' agg.	R1: 15' min & 40' agg. R4: 8' min. & 20' agg.	R1: 15' min & 40' agg. R4: 5' min. & 20' agg. **
Minimum Rear Yard	25'	36'	25'
Maximum Impervious Surface	Lot 1: 38%* Lot 2: 33%*	35% (11,305 sq. ft.)	32% (4,822 sq. ft.)
Maximum Building Height	35'	<35'	<35'
Parking	2 Spaces per Unit	2 Parking Spaces	2 Parking Spaces

*Split Zoning District Blending: The lot area, building area and impervious surface are blended based on the area of each lot in each zoning district and the calculations include the 50' foot extension permitted by right in Zoning Code Section 155-8.A.

**Existing non-conformity.

Issues

1. Common Driveway/Impervious Surface Covenant

Zoning Code Section 155-141.6 requires the total amount of impervious surface of the common driveway to be allocated evenly among the lots served or allocated in a recorded covenant approved by the Township and binding on the properties affected, in which case such recorded allocation shall control. Staff has included a condition requiring the breakdown of impervious surface for the common driveway to be allocated to each lot to be shown on the plan.

2. Landscape Plan

The landscape plan is deficient in the following ways:

- It does not include a compliance chart demonstrating how the Minimum Planting Standards of Natural Features Code Section 101.9 are met;

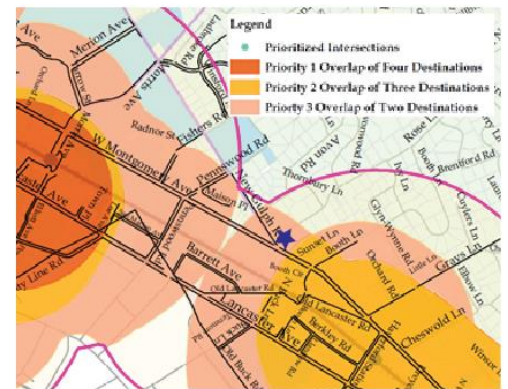
- It was not prepared by a registered landscape architect;
- It does not provide the required number of trees, shrubs and street trees required by the Code.

Staff has included conditions of approval requiring the deficiencies to be addressed on a revised plan. Specifically, the following additional plant material is required:

- One Deciduous tree;
- Two Deciduous shrubs;
- Two Evergreen trees;
- 17 Evergreen shrubs; and
- Three street trees

3. Sidewalk

The property is located within a Priority 3 Area on the Prioritized Pedestrian Improvement Map of the Comprehensive Plan and contains a sidewalk along the New Gulph Road frontage but not the Rose Lane frontage. A recommendation of the Comprehensive Plan was to require pedestrian improvements with new development. Subdivision and Land Development Code Section 135-28 requires “sidewalks be provided along heavily traveled streets and at any location where the Board of Commissioners shall determine that sidewalks are necessary for public safety or convenience.”



The applicant seeks relief to not provide the required sidewalk. If the relief is granted, staff recommends a condition of approval be included requiring a five-foot-wide sidewalk to be installed along the full frontage of the property along Rose Lane at such time as required by the Board of Commissioners.

4. Sanitary Sewer Main Extension

The applicant proposes to provide sanitary sewer service to the carriage house via a proposed extension of the existing sanitary sewer main in Rose Lane. Upon receipt of the Township Engineer’s review letter which indicates that he does not recommend that the Township accept dedication of the proposed sewer main extension, the applicant filed a request for relief from Code Section 126.6.1 to allow the carriage house to be served by a sanitary lateral located in an easement that crosses Lot 1. This section of the Code requires that all connections to the existing sanitary sewer system be made within the confines of the lot to be served by the extension. Both the Public Works Department and the Township Engineer support this relief.

5. Action

The Planning Commission must take the following action for this application:

1. Provide a recommendation on the Preliminary Subdivision Plan.
2. Provide a recommendation on the relief from Subdivision and Land Development Code Section 135-28 to not provide a sidewalk along Rose Lane.
3. Provide a recommendation on the relief from Code Section 126-6.1, to allow the sanitary lateral serving Lot 2 to cross over Lot 1 via an easement.