The Neighborhood Club of Bala Cynwyd
Board Meeting March 13, 2018
The Fairmont Condominiums

Board Attendees
Vanessa Coke Cohen, Michal Frankel, Eric Godfrey, Maxine Goldberg, Anne M. Greenhalgh, Ricky Guerra, Roger Moog, Randy Myer, David Rosenbaum, Dan Russoniello, Jerry Skillings, David Yavil, and Merle Zucker

Excused
Courtenay Harris Bond, Jonathan Harrison, David Haas, Linda Sagman, and Shifra Vega

Call to order
President David Rosenbaum called the meeting to order at 7:35 pm.

Police Report
No report.

President's Report
President David Rosenbaum spoke about the importance of paying dues to The Club. Dues support initiatives, including the Independence Day Celebration. President Rosenbaum added that he, along with Anne M. Greenhalgh, are searching for an event planner who would organize and coordinate the event. Securing an event planner requires funding. The hope is that an event planner will enable The Club to run the Celebration in a sustainable way by sharing responsibility for executing the event and by generating additional funding. Vice President Dan Russoniello moved that The Club authorize David Rosenbaum and Anne M. Greenhalgh to select an event planner to run the Independence Day Celebration and to pay them with a sponsorship and monetary compensation up to $4000. Michal Frankel seconded the motion. The Board of Directors unanimously approved.

Treasurer's Report
Treasurer Eric Godfrey gave the Treasurer's Report:
• 2018 YTD Statement of Financial Activity (January 1, 2018 – March 11, 2018) indicating YTD Net Revenue of $7,090.11
• 2018 YTD Financial Position (through March 11, 2018) indicating current Total Assets of $31,625.02 of which $13,107.26 are temporarily restricted funds.
Treasurer Godfrey also presented two Budget Overviews for FY 2018:
• BUDGET OVERVIEW FY2018 Option 1 (without expense for third-party event planner costs)
• BUDGET OVERVIEW FY2018 Option 2 (with expense for third-party event planner costs of $4,000)
He recommended Option 2, including a provision for securing an event planner and showing a projected deficit of $3,787.17.
Roger Moog moved that The Club approve Option 2. Randy Myer seconded the motion. The Board unanimously approved the motion.

Secretary's Report
Secretary Anne M. Greenhalgh presented the February 2018 minutes. Randy Myer moved to approve the minutes. Vanessa Coke Cohen seconded the motion. The Board unanimously approved the February 2018 minutes, with the corrected spelling of Randy Myer's name.

Solicitor's Report
No report.

Presentations to the Board

David O'Brien gave a presentation on the Goddard School proposed for the empty school building on the St. Matthias property. The School's philosophy is that the children learn through play, directed by teachers. The Goddard School plans to offer child care and pre-schooling for 156 students, from infant through pre-k. Drop off and pick up varies each day. Parents typically drop off children from 7 to 10 a.m.; they tend to pick up children from 3 – 6 p.m. The main concerns expressed by neighbors are parking and traffic. The parking lot provides for 103 spaces, enough to accommodate the enrollment. Commissioner Brian McGuire added that the Board of Commissioners will probably look favorably on the proposal (Attachment 1), which is virtually identical to the project previously proposed by the Bala School.

121 City Avenue

George W. Broseman and Andrew Bottaro gave an update on the Federal Realty property. The plan was rejected by the Building and Planning committee of the Board of Commissioners, by a vote of 9 to 3. Commissioners George Manos, Brian McGuire and Liz Rogan voted to support it, while Commissioners Andrew Gavrin, Cheryl Gelber, Joshua Grimes, Michael McKeon, Tiffany O'Neill, Todd Sinai, Scott Zelov, Dan Bernheim and Anna Durbin all voted to reject the project (See http://www.mainlinemedianews.com/mainlinetimes/news/bala-cynwyd-apartment-building-plan-shot-down/article_7ebefd56-88c6-50b4-b3bd-396df2d24561.html).

In the aftermath of the vote, President David Rosenbaum focused The Club's discussion on the new plan (Attachment 2). Mr. Broseman and Bottaro reported a number of changes, including:

- Pedestrian safety, provided by additional sidewalks
- Landscaping between buildings and sidewalks
- Traffic calming measures, such as a raised pedestrian crosswalk; relocation of garage doors and speed bumps
- Architectural/Aesthetic Improvement, such as a more unified design (reduced number of colors); more windows and bricks on the back side of the apartment; a wooden board on board fence

Officials Attending:

Commissioner Brian McGuire reported that half of the Township lost power in the first Northeaster in March. Township staff will meet to assess the Township's performance in response to the storms. The staff will also meet with PECO to address issues, especially the lack of communication regarding restoration times. President David Rosenbaum reported that communicating with Verizon was also challenging. One neighbor reported that a tree blocked Levering Circle for 24 hours and that the street was out of power for six days. Another neighbor strongly recommended that any company that puts up an old wire must take down old wires. The Club expressed appreciation to Commissioner George Manos for his consistent updates.

Commissioner George Manos reported that the Township had to hire outside arborists from as far as way as Texas and Louisiana to remove all of the downed trees, approximately 250. He is also directing the affordable housing committee for the Township. He would like the Board's input regarding policy. In addition, Commissioner Manos announced that Bala Avenue will be closed on Saturday May 12 from 1 – 5 p.m. for a Craft Beer Festival. He added that the day may change in subsequent years in order to accommodate the Orthodox community.

Commissioner Mike McKeon, representing Ward 3, spoke to the Board. His Ward fared better than others during the past two storms. He is starting a newsletter and asked for the email addresses of Board Members if they would like to receive his updates.

Committee Reports

Zoning, David Rosenbaum – reported on upcoming meetings (Attachment #3). David Rosenbaum expressed disappointment to the Planning Department in its distribution of the Traffic Report for the 121 City Avenue project, which was not made publically available when it was filed in November but was only made available upon request by residents. He recommended that we consider hiring our own Traffic Engineer. Ricky Guerra reported that Federation recommends uniformity across traffic studies. Roger Moog added that traffic studies typically support the developer who is paying for the study. Moving forward, Roger Moog, who has been looking into the possible hiring of a traffic engineer who might represent The Club did not have a firm proposal from any consultants. While the Board discussed the possibility of authorizing funds for this purpose, no consensus was reached,

Federation, Ricky Guerra – reported that the Federation discussed the lot width ordinance (Attachment #4). In short, the ordinance increases the minimum width of lots and reduces density by making it more difficult for subdivisions. Maxine Goldberg proposed that The Club support an ordinance amending the minimum lot width requirements. David Yavil seconded the motion. The Board of Directors unanimously approved.

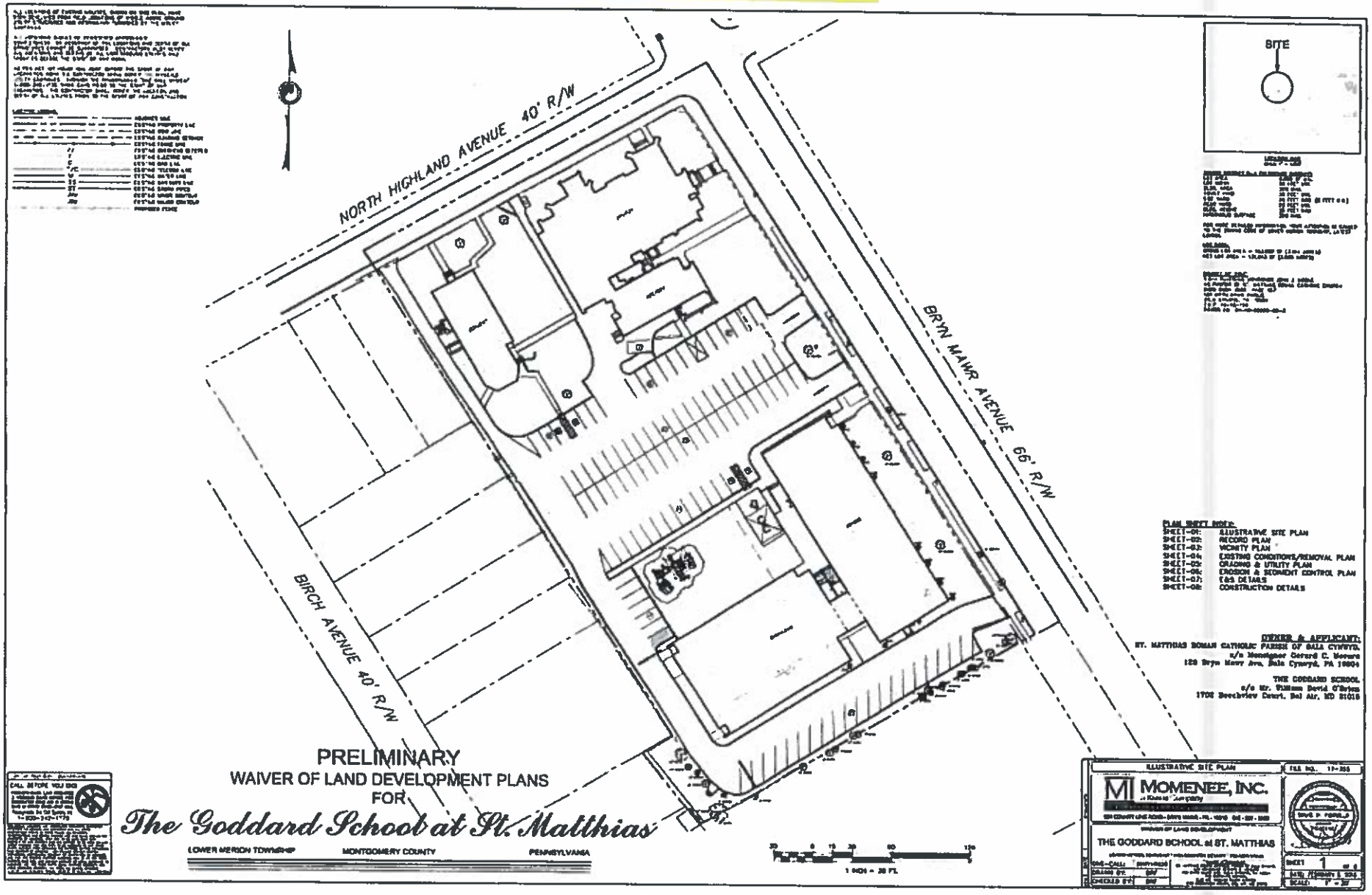
New Business

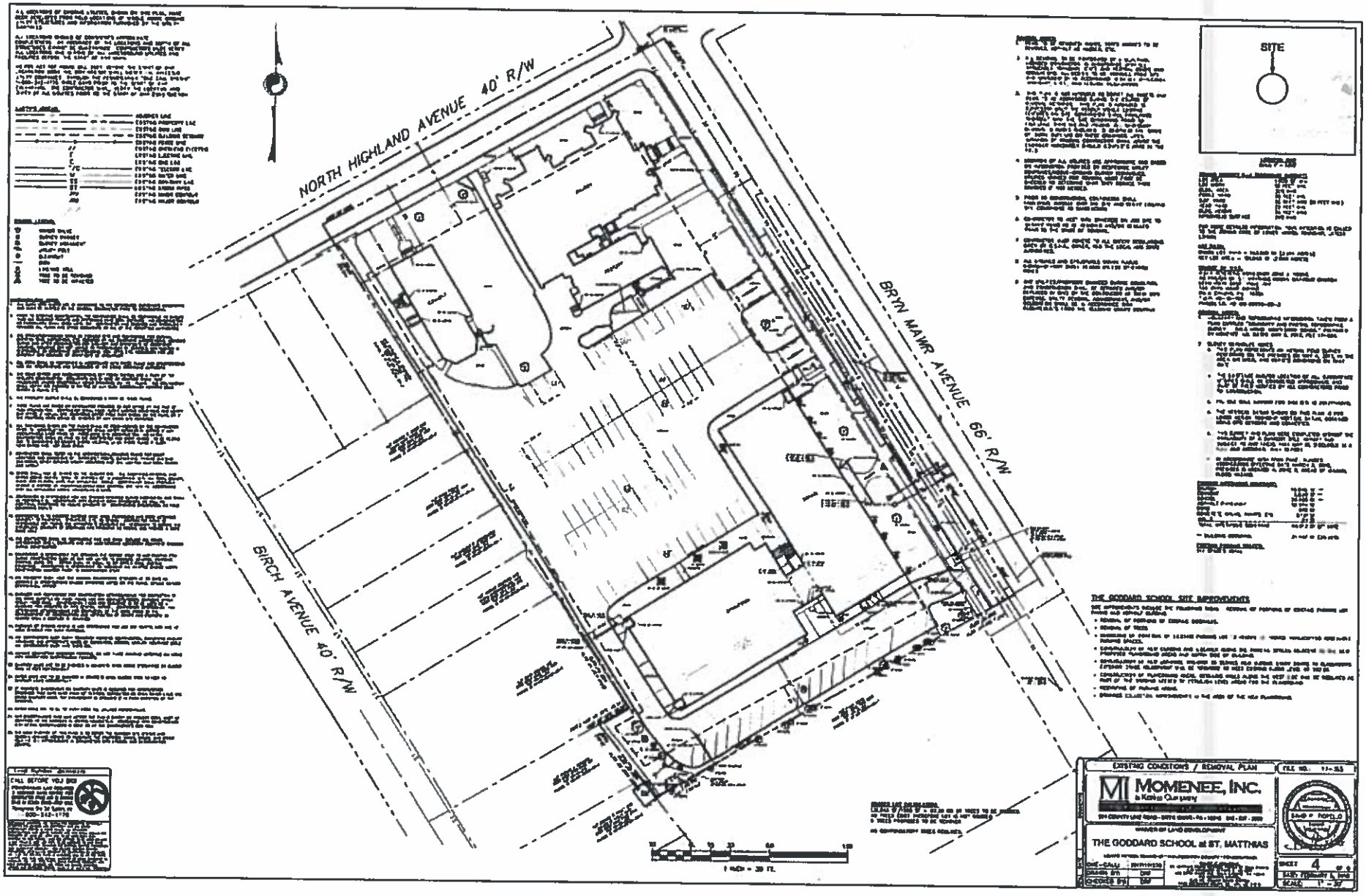
Merle Zucker announced that State Representative Pamela DeLissio will hold her 71st Town Hall Meeting on Monday, March 19th at 7 p.m. at the Community Room, 4349 Ridge Avenue, Philadelphia, PA. She also announced a "free shredding event," sponsored by Representative DeLissio on April 14th (behind the courthouse at 925 Montgomery Avenue) and again on April 28 (on the municipal lot at the intersection of Dupont and Ridge Avenues).

Eric Godfrey moved to adjourn. Vanessa Coke Cohen seconded the motion. The Board gave the motion unanimous approval.

Respectfully Submitted,
Anne M. Greenhalgh, Secretary

Attachment # 1




NORTH HIGHLAND AVENUE 40' R/W
BRYN MAWR AVENUE 66' R/W
BIRCH AVENUE 40' R/W
SITE
EXISTING CONDITIONS / REMOVAL PLAN
MOMENEE, INC.
a Kinsley Company
THE GODDARD SCHOOL at ST. MATTHIAS
SHEET 4

Rev. perspective

Attachment # 2

BUILDING PERSPECTIVE
LEASING CORNER

BR1	BRICK - MODULAR - RUNNING BOND	GLZ2	VINYL WINDOW FRAME	CPL1	CEMENTITIOUS PANEL - COLOR 1
BR1.1	BRICK - HERRINGBONE	MTL1	METAL CANOPY	CPL2	CEMENTITIOUS PANEL - COLOR 2
BR2	BRICK ROWLOCK	MTL2	BALCONY RAILING	CPL3	CEMENTITIOUS PANEL - COLOR 3
BR3	BRICK SOLDIER COURSE	SF01	ALUMINUM STOREFRONT	CTB2	CEMENTITIOUS TRIM - COLOR 2
GLZ1	GLAZING			CTB3	CEMENTITIOUS TRIM - COLOR 3

dwell design studio

02/28/18

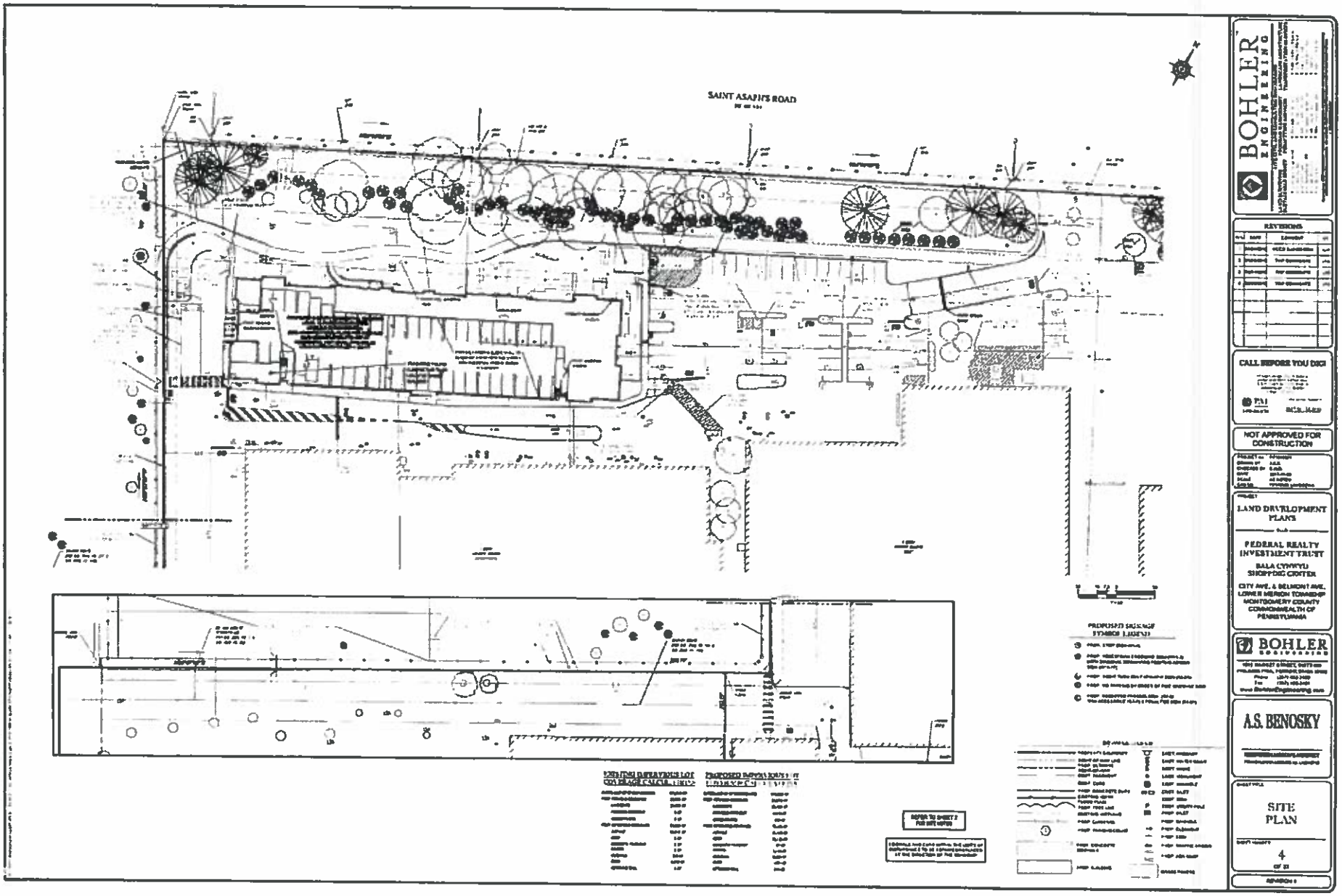
Rear perspective

BUILDING PERSPECTIVE
LEASING CORNER

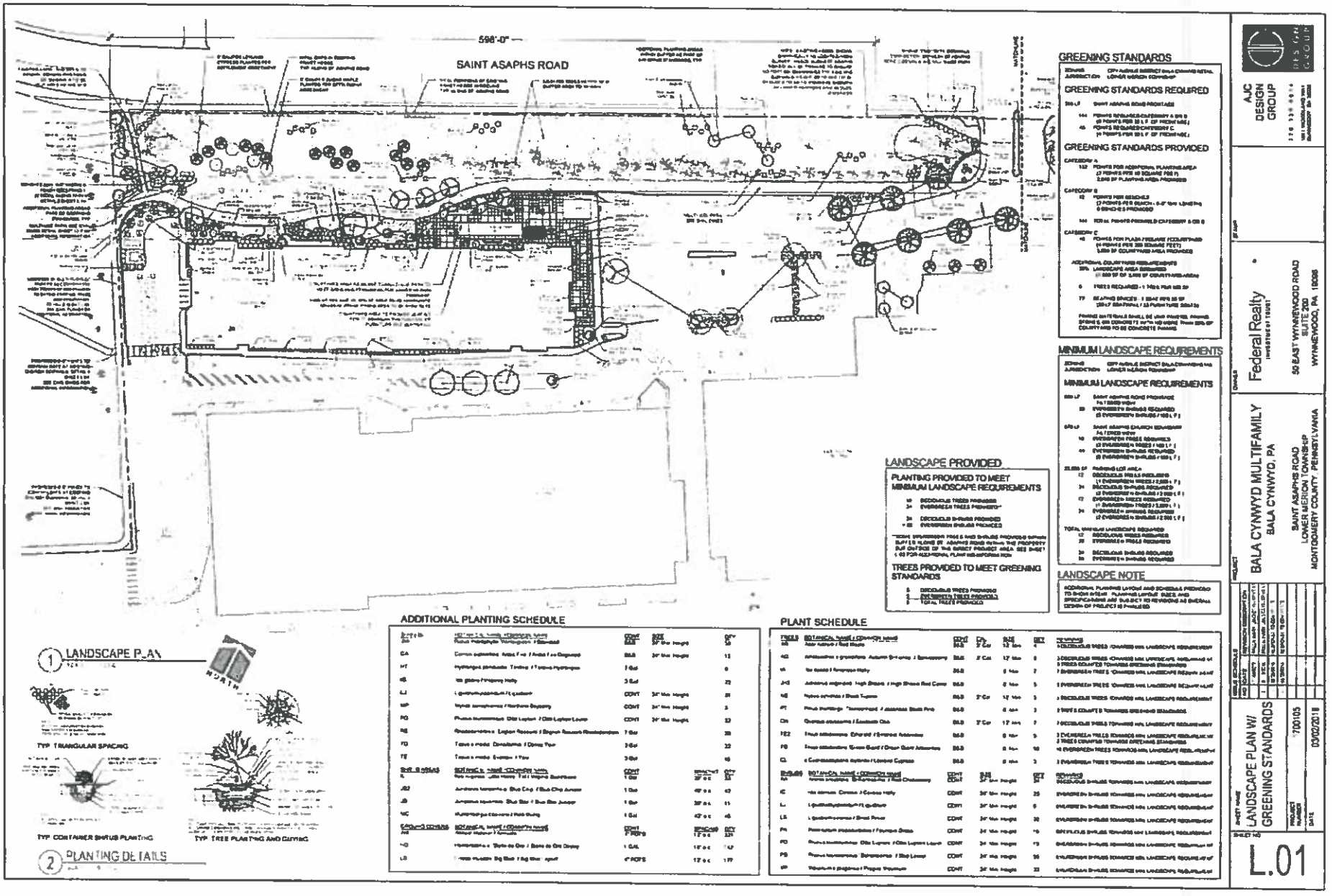
BR1	BRICK - MODULAR - RUNNING BOND	GLZ2	VINYL WINDOW FRAME	CPL1	CEMENTITIOUS PANEL - COLOR 1
BR1.1	BRICK - HERRINGBONE	MTL1	METAL CANOPY	CPL2	CEMENTITIOUS PANEL - COLOR 2
BR2	BRICK ROWLOCK	MTL2	BALCONY RAILING	CPL3	CEMENTITIOUS PANEL - COLOR 3
BR3	BRICK SOLDIER COURSE	SF01	ALUMINUM STOREFRONT	CTB2	CEMENTITIOUS TRIM - COLOR 2
GLZ1	GLAZING			CTB3	CEMENTITIOUS TRIM - COLOR 3

dwell design studio
02/28/18

SITE PLAN


SAINT ASAPH'S ROAD
BOHLER ENGINEERING
REVISIONS
CALL BEFORE YOU DIG!
NOT APPROVED FOR CONSTRUCTION
LAND DEVELOPMENT PLANS
FEDERAL REALTY INVESTMENT TRUST
BALA CYNWYD SHOPPING CENTER
CITY AVE. & BELMONT AVE.
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
BOHLER
A.S. BENOSKY
SITE PLAN
4
OF 13

LANDSCAPE PLAN



GREENING STANDARDS

GREENING STANDARDS REQUIRED

GREENING STANDARDS PROVIDED

MINIMUM LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS

LANDSCAPE PROVIDED

PLANTING PROVIDED TO MEET MINIMUM LANDSCAPE REQUIREMENTS

TREES PROVIDED TO MEET GREENING STANDARDS

LANDSCAPE NOTE

ADDITIONAL PLANTING SCHEDULE

PLANT SCHEDULE

AJC DESIGN GROUP

Federal Realty
INVESTMENT TRUST

50 EAST WYNNEWOOD ROAD
SUITE 200
WYNNEWOOD, PA 19096

BALA CYNWYD MULTIFAMILY
BALA CYNWYD, PA

SAINT ASAPHS ROAD
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SHEET NAME: LANDSCAPE PLAN W/ GREENING STANDARDS

PROJECT NUMBER: 700105

DATE: 03/02/2018

L.01

Attachment # 3

Upcoming Public Meetings on BC Land Development Projects:

3/14/18 @ 6:00pm	Building and Planning Committee
	Authorization to hold a Craft and Brew Fundraising Event on Bala Ave by Rotary Club of Bala Cynwyd-Narberth and to waive Township Code § 111-42 to permit patrons to possess open containers with alcoholic beverages within a regulated area during second weekend in May. Event will include vendors and music.
	Resolutions to Support ADA Curb Cuts, Pedestrian Crossings and Rain Garden at Montgmoery Ave/Levering Mill Road
	Preliminary Land Development Plan, 15 Kings Grant Drive: A proposal to construct a one level parking structure around the existing building above the existing surface parking lot. Includes a request for a waiver of traffic study requirement
3/21/18 @ 7:30pm	Board of Commissioners
	Ordinance to Increase Minimum Lot Widths for Single Family Detached Dwellings.
	[Likely Same Agenda as 3/14/18 Building & Planning Committee]
3/22/18 @ 7:15pm	Zoning Hearing Board, 146 Ashland Avenue, Bala Cynwyd, PA 19004
	The applicants propose to remove a rear sunroom addition and construct a raised deck and stair assembly in-line with the dwelling walls and request a variance from §155-37 A(4) to allow the deck and stairs to infringe into the required 20 ft. side yard setbacks.
4/2/18 @ 7pm	Planning Commission
	Waiver of Land Development Plan Relating to St. Mathias, dealing with "minor improvements to the property, has been submitted to the Building and Planning Department. The proposed improvements include removal of existing paved parking areas for a playground, restriping the parking lot, and changes to the building entrance."

4/11/18@6pm	Building & Planning Committee
	(Revised) Preliminary Land Development Plan, 121 City Avenue, Bala Shopping Center. A proposal to construct an 87 unit, six-story apartment building above at grade parking. Applicant previously received Tentative Sketch Plan approval on 11/16/16 and conditional use approval to deviate from the multi-purpose path design standards.
4/18/18@7:30pm	Board of Commissioners
	Likely will include same issues as discussed at 4/11/18 Planning Commission Meeting

Upcoming Meetings Relating to LMSD

3/13/18 @ 9:30am	Interschool Counsel Hot Topic Meeting on "Sleep Zzz – Who Needs It: Add your voice to the Healthy Start Times Discussion." LMSD's Dr. Kristina Ayers Paul will provide update on both her sleep research and where the district is in the process. She will then facilitate an interactive, workshop-style session to gather input around key issues. Dr. Paul is Special Assistant to the Superintendent for Program Evaluation and Chair of the Adolescent Sleep and School Start Time Committee. Questions? Contact ISCInfoNow@gmail.com (Admin. Bdg., Room 264)
3/14/18 @ 8:30-10am	School Board Finance Committee-Budget Review Operations (Admin Bldg, Bd Room)
3/15/18@ 8:30-10am	School Board Facilities/Purchasing (Admin Bldg, Bd Room)
3/19/18 @ 8-10pm	School Board Meeting
3/21/18 @ 8:30-9:30am	School Board Communications Committee
3/22/18 @ 7:00-8:30pm	Opportunity for In Person Feedback on Special Education Plan Posted on LMSD Website for Public Comment (Admin. Bldg., Board Room B.

Attachment # 4

TOWNSHIP OF LOWER MERION

Planning Commission

Issue Briefing

Topic: Residence Districts: Lot Width Increase

Prepared By: Christopher Leswing, Director, Building & Planning Department

Date: February 2, 2018

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners an ordinance amending the minimum lot width requirements in the following Residence Districts: RAA, RA, R1, R2, R3, R4, and R5. A public hearing has been scheduled on March 7, 2018 for the Board of Commissioners to consider the ordinance.

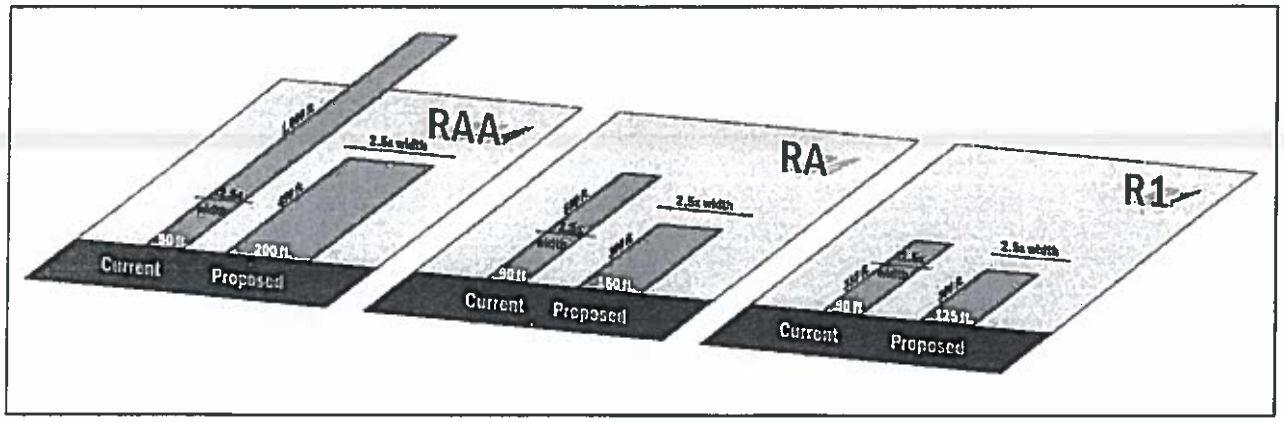
II. Why This Issue Requires Board Consideration:

The Pennsylvania Municipalities Planning Code Section 609(c) requires that zoning code amendments be submitted to the Planning Commission at least 30 days prior to the public hearing. Amendments to the zoning code must be adopted by the Board of Commissioners to take effect.

III. Current Policy Or Practice (If Applicable):

Land development and subdivision within the Township is regulated by both the Subdivision and Land Development Code (SALDO) and the Zoning Code. The SALDO establishes the underlying form and pattern of residential neighborhoods by establishing minimum standards for road width and the creation of lots. Lots are the building blocks of the Township. The Zoning Code defines how a lot may be used and establishes minimum standards to control the bulk, area, and coverage of lots. The two codes work together to promote orderly, efficient, and harmonious development in the Township.

The SALDO states that a lot may not be created whose depth is greater than 2.5 times its width. However, under the current Zoning Code standards, a lot in the RAA, RA, R1, and R2 Residence Districts, that meets the minimum lot width would violate the lot depth requirement of the SALDO to meet the minimum lot area, as illustrated in the graphic on the following page.



For example, the RAA district has a minimum lot width of 90 feet and minimum lot area of 90,000 square feet. If a lot provides the minimum 90-foot lot width, the lot would exceed the 2.5 to 1.0 ratio before meeting the minimum 90,000 square feet lot area. The proposed amendment increases the minimum lot width and promotes consistency between the SALDO and Zoning Code.

IV. Other Relevant Background Information:

All zoning districts will receive a comprehensive evaluation as part of the Zoning Code update underway by DPZ, the consulting firm retained by the Township. DPZ is revising the Township's Zoning Code and SALDO towards a form based orientation emphasizing the relationship between new development and the established residential fabric rather than promoting lot by lot development under the existing traditional code. The Comprehensive Plan process identified that the Township's land development codes were effective tools when the Township was developing, but the current codes are ineffective at ensuring that new infill development and redevelopment is in harmony with existing conditions.

Several recent subdivision applications in established neighborhoods have incited neighborhood opposition and arguments that the new subdivisions have been out of character with the surrounding community. This concern prompted a review of the zoning standards in the Residence Districts. Staff has concluded that modifying the lot width requirements may limit the number of inappropriate subdivisions thereby maintaining community character, improving consistency between the Zoning Code and the SALDO, and will have a minimal impact on existing residents. Generally, an inappropriate subdivision is characterized as a subdivision that is inconsistent with the established neighborhood pattern or results in the loss of natural or historic resources that contribute to the character of a neighborhood.

A benefit to increasing the minimum lot width is that there is no impact on a homeowner's ability to modernize or expand their existing home even if the property becomes nonconforming to the lot width provisions.

The tables below illustrate how amended lot width standards will improve consistency between the Zoning Code and the SALDO in the RAA, RA, R1, and R2 Districts.

	Current Zoning Standard			SALDO	Consistent
District	Lot Width	Lot Area	Potential Lot Depth	Max. Conforming Lot Depth*	Standards (Y/N)
RAA	90	90,000	1,000	225	N
RA	90	45,000	500	225	N
R1	90	30,000	333	225	N
R2	80	18,000	225	200	N
R3	70	10,000	143	175	Y
R4	60	6,000	100	150	Y
R5	50	5,000	100	125	Y

	Proposed Zoning Standard			SALDO	Consistent
District	Min. Lot Width	Lot Area	Potential Lot Depth	Max. Conforming Lot Depth*	Standards (Y/N)
RAA	200	90,000	450	500	Y
RA	150	45,000	300	375	Y
R1	125	30,000	240	312.5	Y
R2	95	18,000	189	237.5	Y
R3	75	10,000	133	187.5	Y
R4	65	6,000	92	162.5	Y
R5	55	5,000	91	137.5	Y

*Max. Conforming Lot Depth = Lot width x 2.5 permitted by SALDO

Modestly increasing the minimum lot width in the R3, R4, and R5 Districts will limit the number of possible subdivisions and help to maintain the existing built pattern of the neighborhood. Staff analyzed the impact of increasing the lot width in the R6, R6A, and R7 Districts and found that the existing lots were generally conforming to the existing Code requirements. Increasing the lot width in these areas could potentially result in new infill development that is larger, and out of scale with the existing pattern, so the existing lot width is not proposed to be amended in the R6, R6A, and R7 Districts.

The proposed amendment is consistent with the following Comprehensive Plan recommendations:

- LR1: Maintain the character of established neighborhoods.
- LR1a: Consider alternatives, including but not limited to increasing the minimum lot width or the minimum lot size to manage further subdivision in the residential districts.

The proposed amendment is also consistent with the following Land Use Objective:

- Preservation and enhancement of single-family neighborhoods by promoting logical modernizations of existing housing stock, ***limiting inappropriate subdivision*** and discouraging speculative property assembly and redevelopment of affordable neighborhoods.

The Comprehensive Plan included a potential residential build out scenario. Under the proposed lot width amendment, the number of new housing units in the RAA-R5 districts could potentially be reduced by

roughly 650 units. The analysis does not include institutional properties or properties over five-acres, because of our limited ability to predict the placement of new roads.

V. Impact On Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation:

Staff recommends the Board adopt the proposed amendment.

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Zoning, Articles IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, Sections 155-12, 16, 20, 24, 28, 32, And 36 To Amend The Area And Width Regulations By Increasing The Minimum Lot Width For Single-Family Detached Dwellings.

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article IV, RAA Residence Districts, Section 155-12 shall be amended to provide as follows:

§ 155-12 Area and width regulations.

A. Lot area and width. A lot area of not less than 90,000 square feet and a lot width of not less than ~~90~~200 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 2. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, RA Residence Districts, Section 155-16 shall be amended to provide as follows:

§ 155-16. Area and width regulations.

A. Lot area and width. A lot area of not less than 45,000 square feet and a lot width of not less than ~~90~~150 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district

Section 3. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VI, R1 Residence Districts, Section 155-20 shall be amended to provide as follows:

§ 155-20. Area and width regulations.

A. Lot area and width. A lot area of not less than 30,000 square feet and a lot width of not less than ~~90~~125 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 4. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VII, R2 Residence Districts, Section 155-24 shall be amended to provide as follows:

§ 155-24. Area and width regulations.

A. Lot area and width. A lot area of not less than 18,000 square feet and a lot width of not less than ~~80~~95 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 5. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VIII, R3 Residence Districts, Section 155-28 shall be amended to provide as follows:

§ 155-28. Area and width regulations.

A. Lot area and width. A lot area of not less than 10,000 square feet and a lot width of not less than ~~70~~75 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 6. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article IX, R4 Residence Districts, Section 155-32 shall be amended to provide as follows:

§ 155-32. Area and width regulations.

A. Lot area and width. A lot area of not less than 6,000 square feet and a lot width of not less than ~~60~~65 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 7. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article X, R5 Residence Districts, Section 155-36 and 37 shall be amended to provide as follows:

§ 155-36. Single-family detached dwellings.

For single-family detached dwellings, the following requirements shall apply:

A. Area and width regulations.

(1) Lot area and width. A lot area of not less than 5,000 square feet and a lot width of not less than ~~50~~55 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used as a single-family detached dwelling.

§ 155-37. Buildings other than single-family detached dwellings.

For buildings other than single-family detached dwellings and townhouses, the following requirements shall apply:

A. Area and width regulations.

(1) Lot area and width. A lot area of not less than 5,000 square feet and a lot width of not less than 60 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district other than a single-family detached dwelling or a townhouse.

Section 8. Nothing in this Ordinance or in Chapter 155 of 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 Chapter 155 prior to the adoption of this amendment.

Section 9. 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 10. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of the Township of Lower Merion this_____ day of_____, 2018.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

_____
Daniel S. Bernheim, President

ATTEST:

_____
Jody L. Kelley, Secretary

DRAFT

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Zoning, Articles IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, Sections 155-12, 16, 20, 24, 28, 32, And 36 To Amend The Area And Width Regulations By Increasing The Minimum Lot Width For Single-Family Detached Dwellings.

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§ 155-20. Area and width regulations.

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DRAFT

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§ 155-24. Area and width regulations.

A. Lot area and width. A lot area of not less than 18,000 square feet and a lot width of not less than ~~80~~95 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 5. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VIII, R3 Residence Districts, Section 155-28 shall be amended to provide as follows:

§ 155-28. Area and width regulations.

A. Lot area and width. A lot area of not less than 10,000 square feet and a lot width of not less than ~~70~~75 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 6. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article IX, R4 Residence Districts, Section 155-32 shall be amended to provide as follows:

§ 155-32. Area and width regulations.

A. Lot area and width. A lot area of not less than 6,000 square feet and a lot width of not less than ~~60~~65 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district.

Section 7. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article X, R5 Residence Districts, Section 155-36 and 37 shall be amended to provide as follows:

§ 155-36. Single-family detached dwellings.

For single-family detached dwellings, the following requirements shall apply:

A. Area and width regulations.

(1) Lot area and width. A lot area of not less than 5,000 square feet and a lot width of not less than ~~50~~55 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line

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shall be provided for every building hereafter erected or used as a single-family detached dwelling.

§ 155-37. Buildings other than single-family detached dwellings.

For buildings other than single-family detached dwellings and townhouses, the following requirements shall apply:

A. Area and width regulations.

(1) Lot area and width. A lot area of not less than 5,000 square feet and a lot width of not less than 60 feet at the street line and extending from the street line to a point 25 feet beyond that point of the proposed building closest to the rear lot line shall be provided for every building hereafter erected or used for any use permitted in this district other than a single-family detached dwelling or a townhouse.

Section 8. Nothing in this Ordinance or in Chapter 155 of 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 Chapter 155 prior to the adoption of this amendment.

Section 9. 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 10. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of the Township of Lower Merion this_____ day of_____, 2018.

BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER MERION

_____
Daniel S. Bernheim, President

ATTEST:

_____
Jody Kelley, Secretary

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