

RESOLUTION NO. 2287-2022

WHEREAS, the Minor Subdivision/Lot Consolidation Plan for Peter & Sally Murphy and Carol DiColli, 2 & 10 W. Ardmore Avenue, Ardmore, PA, Haverford Township, Delaware County, known as D.C. Folio Nos. 22-04-00014-00, 22-04-00012-00, & 22-04-00174-00 has been submitted to subdivide and extinguish an undeveloped lot (Parcel 3, Folio No. 22-04-0001-00) fronting Darby Road, to transfer 9,280 square feet to 10 W. Ardmore Ave, resulting in a lot area of 26,330 square feet and 6,920 square feet to 2 W. Ardmore Ave, resulting in a lot area of 26,952 square feet. Each of the two (2) properties will continue to be used as single family dwellings, with no new construction proposed. The subject properties are located in the 4th Ward. The aforesaid plans were prepared by Herbert MacCombie Jr., P.E., Consulting Engineers and Surveyors, Inc., Broomall, PA, dated June 22, 2022, and last revised on August 26, 2022; and

WHEREAS, on September 1, 2022 the Haverford Township Zoning Hearing Board granted a variance from the provisions of §182-713, to subdivide a parcel where the existing lots are nonconforming in respect to minimum lot size, maximum impervious coverage, and the required side yard setbacks of the R-1 Zoning District.

WHEREAS, the Planning Commission of Haverford Township at the public meeting of Thursday, August 11, 2022, did vote to recommend approval of the plans subject to the following conditions:

1. The applicant will comply with the items of the Township Engineer's review letter dated September 19, 2022 to the satisfaction of the Township.
2. The existing shed located on Lot 1 will be brought into compliance with the setback requirements for accessory structures.

WHEREAS, the applicant has submitted said plans before the Board of Commissioners of the Township of Haverford for consideration in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended, and pursuant to the Haverford Township Subdivision and Land Development Regulations, Ordinance 1960, Chapter 160, Sections 4. A and B.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, that the recommendations and findings of the Planning Commission have been reviewed and the Minor Subdivision/Lot Consolidation Plan for Peter & Sally Murphy and Carol DiColli, 2 & 10 W. Ardmore Avenue, dated June 22, 2022, and last revised on August 26, 2022, is **approved** subject to compliance with the recommendations of the Planning Commission.

BE IT FURTHER RESOLVED that the Board of Commissioners grant the following waivers or partial waivers from the General Laws of the Township of Haverford:

- a. From §160-4.E(5)[e](2) to show two (2) foot contours on the plan.
- b. From §160-4.E(5)[e](4) to show existing storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site on the plan.
- c. From §160-5.B(4)[a] and [c] requiring the construction of sidewalks and curbs.

RESOLVED this 14th day of November, 2022.

TOWNSHIP OF HAVERFORD



By: C. Lawrence Holmes
President
Board of Commissioners



Attest: David R. Burman
Township Manager/Secretary