

Memorandum

To: Board of Commissioners



Date: April 6, 2022

From: Ryan Fonzi, Director of Planning & Zoning

CC: Michael Turley, Interim Township Manager
Robert Robinson, P.E., Interim Township Engineer

RE: S-05-2022, Walsh-Steiner-Garlow Plan, Reed Street, R-2 Zoning

This is a boundary line revision involving three adjoining lots on and near Reed Street in Sheridan Terrace. Marlene Walsh who owns 3.97 acres at 1332 Reed Street would like to reduce her lot size considerably. Her neighbors to the west, Tom and Paul Steiner of 14060 Buchanan Drive, would like to acquire 2.64 acres from Mrs. Walsh to take over some of the maintenance on the current Walsh lot. The portion that the Steiners would be acquiring includes the flag lot that fronts on Reed Street. Mrs. Walsh will still have an access easement through this flag access strip. The reduced Walsh lot will still maintain legal frontage on an unopened paper alley coming off of Buchanan Drive even though this will not be used for access.

During the survey of these properties, an error was discovered from an adjoining neighbor to the east, Richard and Christine Garlow of 909 Our Way. Decades ago, the Garlows mistakenly built their home entirely on the Walsh lot. They will now acquire 0.35 acres from Marlene Walsh to correct this error. The resulting Garlow lot will be 0.843 acres in size, the Steiner lot will be 3.16 acres and the Walsh lot will be reduced to 0.99 acres. After the revisions, the resulting lots will all still meet the minimum dimensional requirements for an R-2 district.

At their April 4th, 2022 meeting, the Planning Commission recommended this plan for approval with no conditions.