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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 19, 2025

E.J. Mentry, Township Manager
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

Re: MCPC # 25-0014-001
Plan Name: Hayes Subdivision
(2 lots comprising 3.08 acres)
Situate: S Grange Avenue, 1,000 ft from Ridge Pike.
Lower Providence Township

Dear Mr. Mentry

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 22, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Marguerite Hays, has applied to subdivide the subject parcel, located at 38 S. Grange Avenue in Lower Providence Township, into two lots. Currently on the parcel is one detached single-family home. The subject parcel lies entirely within the R-1 zoning district. No development or demolition is proposed with this submission.

The applicant has requested three waivers from the township's subdivision and land development ordinance. If granted, the requirements to widen the roadway along the frontage (§123-31), install curb and storm sewers (§ 123-32), and add sidewalks (§ 123-33) would be waived.

## COMPREHENSIVE PLAN COMPLIANCE

The proposed lot subdivision is compliant with the Lower Providence Township Comprehensive Plan and *Montco 2040*, the county comprehensive plan.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Lower Providence Township Comprehensive Plan and *Montco 2040*.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (25-0014-001) on any plans submitted for final recording.

Sincerely,



**Austin Mosby**
Planner I
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Marguerite Hayes, Applicant
Patrick Neary, Vice Chair, Lower Providence Township Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

## ATTACHMENTS




Hayes Subdivision
MCPC#250014001

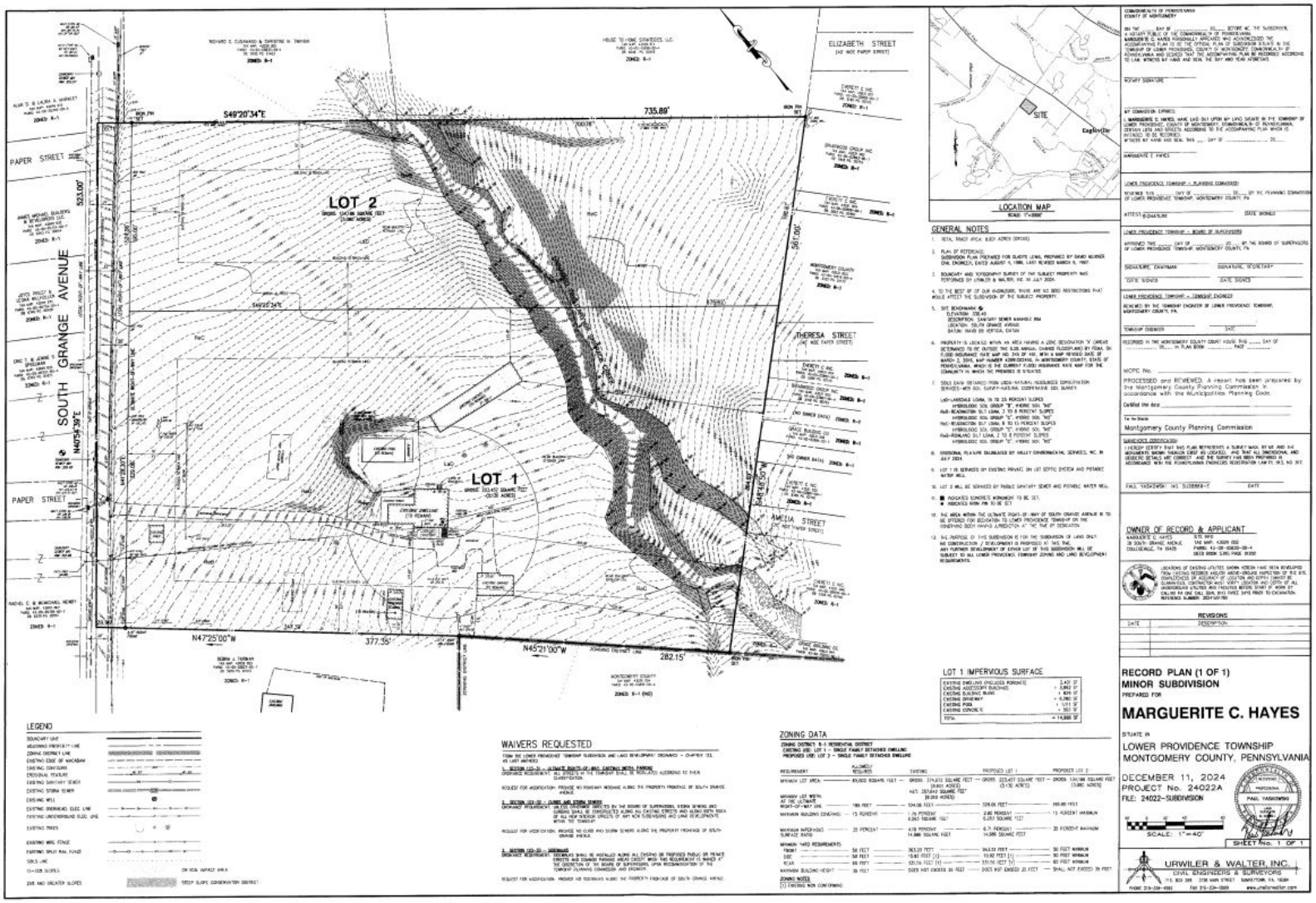
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


LOT 2
LOT 1
ELIZABETH STREET
THERESA STREET
AMELIA STREET
PAPER STREET
PAPER STREET
SOUTH GRANGE AVENUE
S49°20'34"E
735.89'
N47°25'00"W
377.35'
N45°21'00"W
282.15'
N47°59'39"E
LOCATION MAP
GENERAL NOTES
LEGEND
WAIVERS REQUESTED
ZONING DATA
LOT 1 IMPERVIOUS SURFACE
OWNER OF RECORD & APPLICANT
REVISIONS
RECORD PLAN (1 OF 1)
MINOR SUBDIVISION
PREPARED FOR
MARGUERITE C. HAYES
SITUATE IN
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
DECEMBER 11, 2024
PROJECT No. 24022A
FILE: 24022-SUBDIVISION
SCALE: 1"=40'
SHEET No. 1 OF 1
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS