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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 19, 2026

Mr. Christopher Leswing, Director of Building/Planning
Lower Merion Township
75 East Lancaster Avenue
Ardmore, Pennsylvania 19003-2323

Re: MCPC #26-0199-001
Plan Name: 110 & 112 Bryn Mawr Avenue Subdivision
(2 lots comprising 1 acre)
Situate: Bryn Mawr Avenue
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 27, 2026. We forward this letter as a report of our review.

BACKGROUND

Owners of the residence at 112 Bryn Mawr Avenue are proposing to subdivide the approximately 1-acre property into two lots. The property, identified as Parcel ID No. 40-00-08224-00-7 in Lower Merion Township, currently contains an existing single-family residential building. The proposed subdivision would create a new lot for the construction of a 3,908-square-foot house, pool, patio, and related site improvements including a sub-surface stormwater management system.

COMPREHENSIVE PLAN COMPLIANCE

MUNICIPAL PLAN

The proposal is generally consistent with the 2016 Lower Merion Township Comprehensive Plan. The project is located within a low-density area designated on the Zoning Map. The property is also located within an area subject to infill strategies and a historic overlay, both of which should be considered prior to construction. The Comprehensive Plan encourages the logical modernization of residential housing stock in a manner that is compatible with surrounding properties and emphasizes design standards that foster harmony between new development and established neighborhood character. New

construction should reflect the context of the surrounding community to help preserve the Township's identity, desirability, and long-term viability.

COUNTY PLAN

The proposal is generally consistent with the County's comprehensive plan, *Montco 2040: A Shared Vision*. The project is located within a Town Residential Area on the plan's Future Land Use Map. Primary uses include multi-family dwellings, townhouses, twin homes, small-lot single-family detached homes, and institutional uses, while limited retail and office uses are identified as secondary uses. *Montco 2040* encourages residential development that is compatible with the character of the surrounding neighborhood through front yard setbacks, consistent building design, and scale. Parking should be located to the rear of buildings and accessed from alleys or side driveways where feasible.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Lower Merion Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

1. Long-Term Operation and Maintenance. The proposed stormwater management system carries an intensive maintenance schedule and requires attention at a minimum of two times per year. We recommend the township confirm that a process is in place for overseeing and enforcing this maintenance agreement over the life of the system, including a designated responsible party, an inspection and reporting schedule, and a mechanism for follow-up if maintenance is not performed.

2. PSM #1 Outlet Configuration. The outlet for PSM #1 conveys drainage a long distance to a level spreader and includes a 90-degree bend, a configuration that increases the potential for clogging, erosion, and maintenance burden. We recommend the applicant consider discharging closer to the structure through a naturalized outlet — such as a rain garden — or an outlet designed to irrigate the raised beds self-contained within the actual property. A shorter, naturalized outlet would improve infiltration, minimize runoff, reduce maintenance, and add esthetic value to the site.

SITE DESIGN

1. Landscaping and Plantings Near the Proposed Gas Line. The proposed landscaping, side yard path, and tree plantings are located very close to the proposed gas line serving the property. Utility installation, repair, and replacement in this corridor would likely disturb or remove these improvements. We recommend the applicant consider reserving this area as open space or relocating the plantings and path outside the utility corridor, to reduce the likelihood of future disruption and the loss of newly established trees and landscaping.

2. Driveway Separation and Vehicle Circulation. The proposed driveway configuration appears to be close together along Bryn Mawr Avenue, which may create potential conflicts for vehicle passage as they enter or exit the property. We recommend that the applicant and township evaluate whether the driveway spacing, sight distance, and turning movements provide safe and efficient access, and consider consolidating or adjusting the driveway locations if needed to reduce vehicle conflict points.

CONCLUSION

MCPC generally supports the applicant's proposal. We believe that confirming a clear long-term maintenance oversight process for the stormwater system, refining the PSM #1 outlet with a more naturalized and closer discharge point, separating the proposed landscaping and path from the gas line corridor, and evaluating the spacing and operation of the proposed driveways will produce a more durable, lower-maintenance, and better-functioning site.

Please note that the review comments and recommendations contained in this report are advisory to the municipality. Final decisions and approval of any proposal will be made solely by the municipality.

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 (#26-0199-001) on any plans submitted for final recording.

Sincerely,

Timothy DeSchepper

Timothy DeSchepper, Montogomery County Planning Commission
tim.deschepper@montgomercountypa.gov – (610)278-3733

c: Shauli and Haviv David, Owners
Christopher C. Yohn, P.E., Yohn Engineering, LLC
Ernie McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Gilbert P. High Jr., Twp. Solicitor
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Angela Forney, Twp. Planning Technician

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan



112 Bryn Mawr Avenue
MCPC#260199001

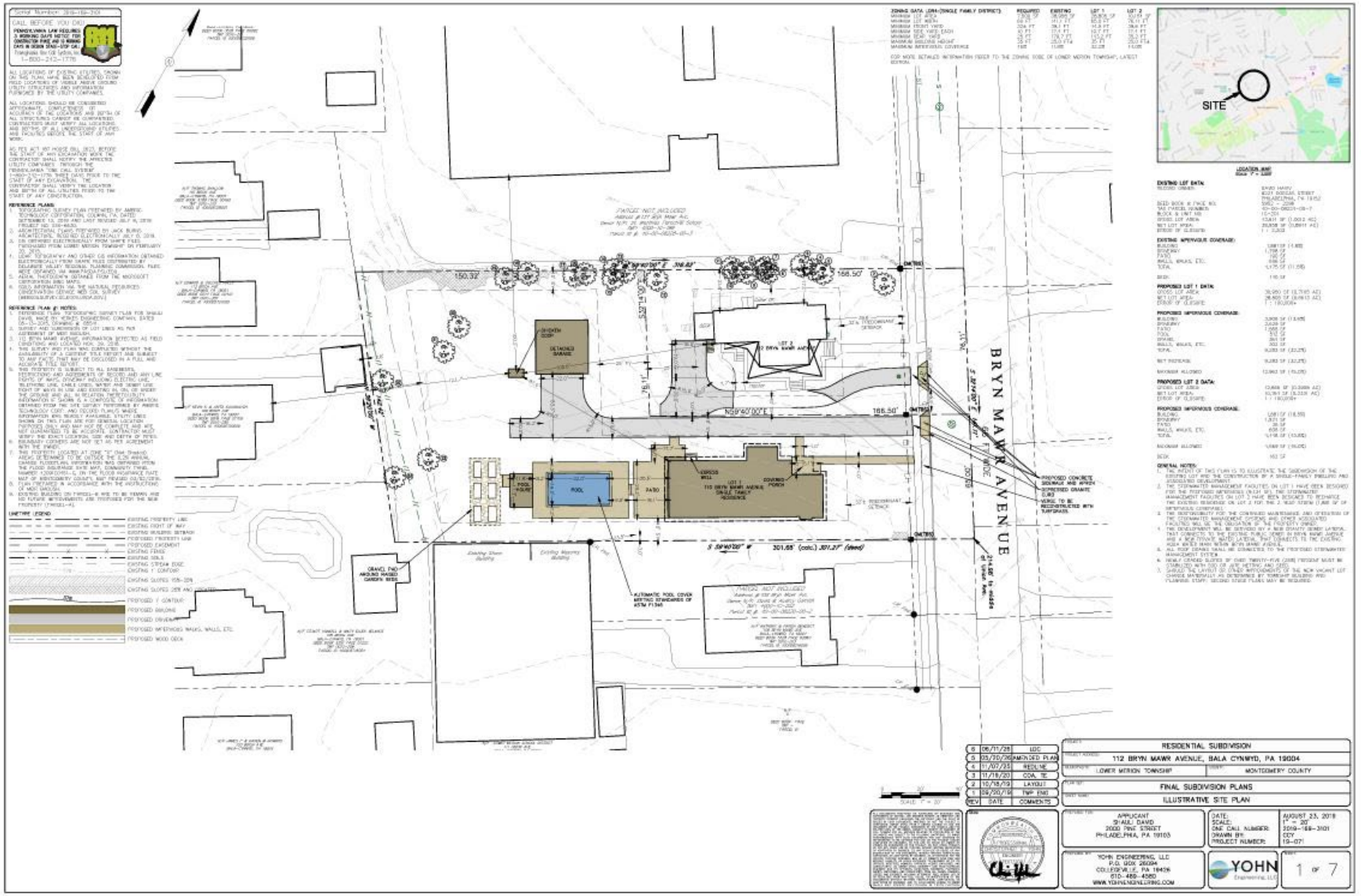
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


SITE
BRYN MAWR AVENUE
RESIDENTIAL SUBDIVISION
112 BRYN MAWR AVENUE, BALA CYNWYD, PA 19004
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY
FINAL SUBDIVISION PLANS
ILLUSTRATIVE SITE PLAN
AUGUST 23, 2019
1" = 20'
3019-168-3101
CCY
19-07
YOHN ENGINEERING, LLC
1 OF 7