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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 23, 2026

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

Re: MCPC #26-0011-001
Plan Name: 752 Sunnyside Ave
(Existing: 1 lots comprising 1.37 acres)
(Proposed: 2 lots comprising 1.37 combined acres)
Situate: Sunnyside Avenue/275 feet west of Appledale Road
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 13, 2026. We forward this letter as a report of our review.

BACKGROUND

Jeanette Petrucelli, the applicant and owner of the subject parcel, has submitted to the township a combined preliminary/final plan application. The applicant proposes to subdivide the subject parcel to create one additional lot (resulting in a proposed Lot 1 and proposed Lot 2). No development or demolition is proposed with the current submission.

The subject parcel lies within the R-2 zoning district. Currently on the parcel is one detached single-family home with a driveway, paved walkway to the front door, and a detached garage in the rear of the home. A 6ft high chain link fence encloses a portion of the rear and side yards. These structures will remain and are confined to Lot 1. There are no existing structures on Lot 2.

The applicant has requested the following waivers from the Township Code: §123-13 stormwater management; §129-21 erosion and sedimentation control; §120-28 streets and sidewalks; §123-32 curbs and sewers; §123-33 sidewalks; §123-50 landscaping; §123-52 shade trees; §123-56 right-of-way dedication.

COMPREHENSIVE PLAN COMPLIANCE

FUTURE LAND USE

The Lower Providence Township Comprehensive Plan: A Path to the Future and *Montco 2040: A Shared Vision* are the comprehensive plans that guide the growth of the township and the county, respectively. In both plans, the subject parcel lies deep within the Suburban Residential future land use category. The hallmark land use for this category is the detached single-family home and would be appropriate for Lot 2's development prospects.

TREES AND SIDEWALKS

Both plans also speak to the subject of the applicant's requested waivers. Regarding the requested waiver of §123-52 (relating to shade trees), both plans highlight the importance of trees in communities. Goal 36g in the township plan is to "work with property owners to maintain and enhance the township's tree canopy [and] encourage tree planting in areas where heat island effects are pronounced" (p. 131). *Montco 2040* sets a goal to "reinvigorate the tree canopy in communities" and "focus planting of new trees in priority areas, including . . . streets" (p. 59). Waiving §123-52 would run counter to these goals.

Sidewalks are also prioritized in both the township plan (pp. 89 - 90) and county plan (p. 18). In areas categorized as Suburban Residential, the township plan aims to make these neighborhoods more walkable (p. 137). *Montco 2040* calls for sidewalks in "all growth areas," which includes the Suburban Residential (p. 18).

RECOMMENDATION AND COMMENTS

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 the township should consider prior to final plan approval. Our comments are as follows:

WAIVERS

A. Shade Trees. Trees provide innumerable benefits to the environment and human health. We encourage the township to discuss with the applicant the reason for this waiver request. Given the guidance set forth in the township and county plans, a waiver should not be granted unless the applicant can provide compelling evidence that compliance is impracticable.

B. Sidewalks. We recommend against waiving the sidewalk requirement. The subject parcel falls within a sidewalk gap where no sidewalk exists on that side of Sunnyside Ave between Redtail Rd and Appledale Rd. While we recognize that sidewalk installation on this parcel would not complete (fill) the sidewalk gap, the Code's sidewalk requirement (and adherence to it) is the main mechanism to make progress toward filling the gaps in the township's sidewalk network.

CONCLUSION

We wish to reiterate that we generally support the applicant's proposal; we believe our comments will help the township to better achieve the planning objectives set forth in its comprehensive plan.

Note that the comments and recommendations contained in this report are advisory to the municipality. Final disposition for the approval of any proposal will be made 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 (#26-0011-001) on any plans submitted for final recording.

Sincerely,



Austin Mosby, AICP
County Planner II
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Jeanette Petrucelli, Applicant
Jeffrey Amerine, Applicant's Representative
Susan LaPenta, Chair, Township Planning Commission
Michael Mrozinski, Dir., Township Community Development
Lauren Gallagher, Township Solicitor
Timothy Woodrow, Township Engineer

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



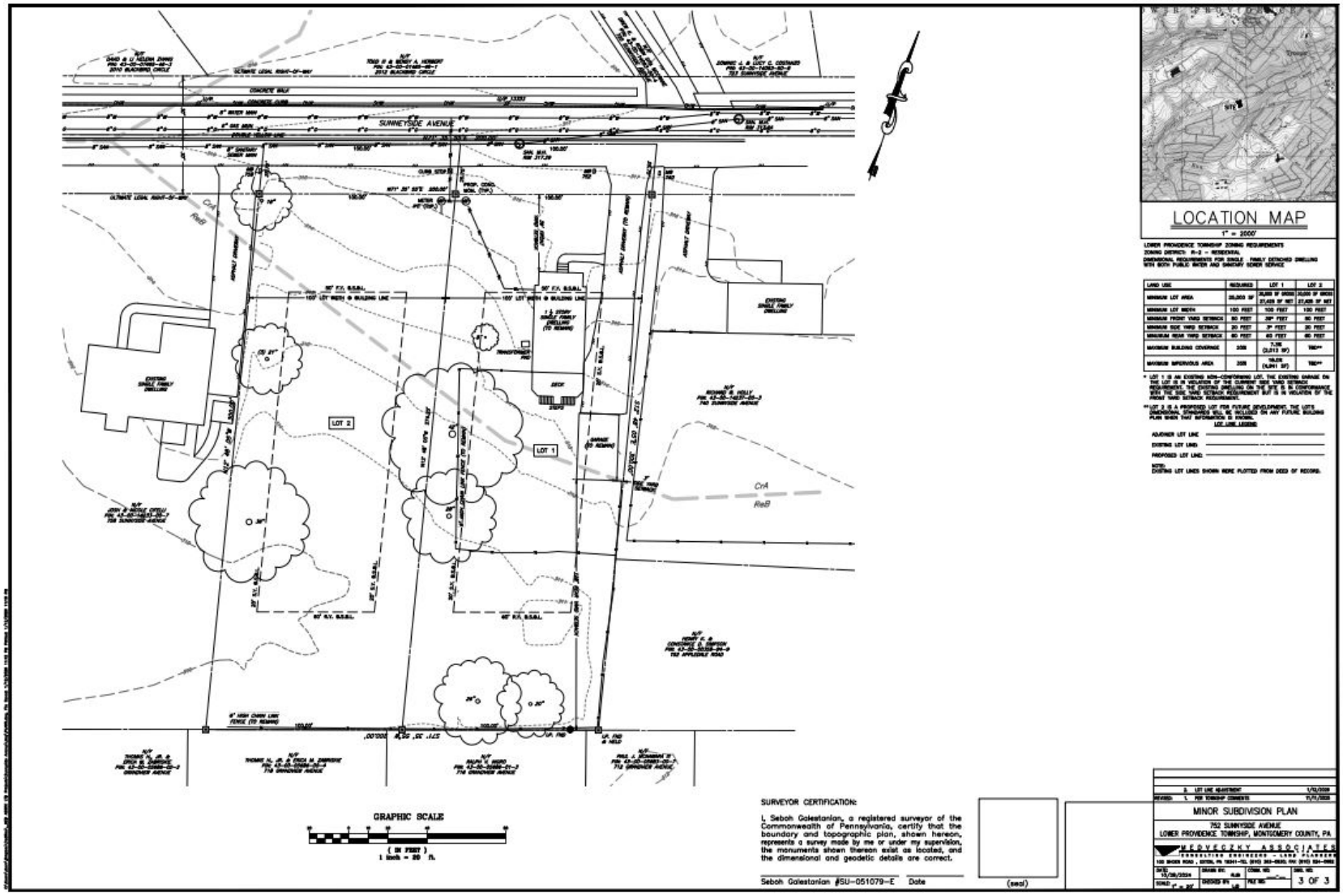
752 Sunnyside Avenue
MCPC#2600011001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



LOCATION MAP
1" = 2000'

LOWER PROVIDENCE TOWNSHIP ZONING REQUIREMENTS
ZONING DISTRICT: R-2 - RESIDENTIAL
DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING WITH BOTH PUBLIC WATER AND SANITARY SEWER SERVICE

LAND USE	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	20,000 SF	21,426 SF NET	21,426 SF NET
MINIMUM LOT WIDTH	100 FEET	100 FEET	100 FEET
MINIMUM FRONT YARD SETBACK	50 FEET	39* FEET	50 FEET
MINIMUM SIDE YARD SETBACK	20 FEET	3* FEET	20 FEET
MINIMUM REAR YARD SETBACK	50 FEET	63 FEET	50 FEET
MAXIMUM BUILDING COVERAGE	20%	7.3% (3,013 SF)	TBD**
MAXIMUM IMPERVIOUS AREA	30%	18.6% (4,041 SF)	TBD**

* LOT 1 IS AN EXISTING NON-CONFORMING LOT. THE EXISTING GARAGE ON THE LOT IS IN VIOLATION OF THE CURRENT SIDE YARD SETBACK REQUIREMENT. THE EXISTING DWELLING ON THE SITE IS IN CONFORMANCE WITH THE SIDE YARD SETBACK REQUIREMENT BUT IS IN VIOLATION OF THE FRONT YARD SETBACK REQUIREMENT.

** LOT 2 IS A PROPOSED LOT FOR FUTURE DEVELOPMENT. THE LOT'S DIMENSIONAL STANDARDS WILL BE INCLUDED ON ANY FUTURE BUILDING PLANS WHEN THAT INFORMATION IS KNOWN.

LOT LINE LEGEND

ADJOINER LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE

NOTE:
EXISTING LOT LINES SHOWN WERE PLOTTED FROM DEED OF RECORD.

SURVEYOR CERTIFICATION:

I, Seboh Galestanian, a registered surveyor of the Commonwealth of Pennsylvania, certify that the boundary and topographic plan, shown hereon, represents a survey made by me or under my supervision, the monuments shown thereon exist as located, and the dimensional and geodetic details are correct.

Seboh Galestanian #SU-051079-E Date

(seal)

REVISED	2. LOT LINE ADJUSTMENT	1/13/2026
	1. PER TOWNSHIP COMMENTS	11/11/2025

MINOR SUBDIVISION PLAN
752 SUNNYSIDE AVENUE
LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA.

MEDVECZKY ASSOCIATES
CONSULTING ENGINEERS - LAND PLANNERS
100 SHOEN ROAD, SUITE 110 (610) 363-0600, FAX (610) 524-0988

DATE	DRAWN BY	CHKD BY	DWG NO.
10/28/2024	KLB		
SCALE: 1" = 20'	CHECKED BY: LB	PRJ NO.	3 OF 3