



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

Jeffrey T. Harbison
Peter D. Wilson
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Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Zoom Meeting #828-8994-9764

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be hosted on ZOOM with the meeting number listed above.

Monday, April 26, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

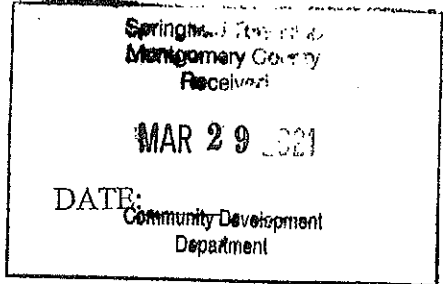
Case #21-06: This is the application of **Jan & James McDonnell**, owners of the property located at 1602 Walnut Avenue, Oreland, PA 19075. This property is known as parcel #5200-1777-9016. The applicants have requested a dimensional variance from Section 114-74.C of the Springfield Township Zoning Ordinance. The applicants seek approval to construct a deck to the rear of the existing single family dwelling that will encroach into the required rear yard setback area. The proposed deck will reduce the rear yard to 14 feet in depth instead of the required 25 foot rear yard.

The property is zoned within the C-Residential District of Ward #3 of Springfield Township. A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 21-06

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We McDonnell, Jan & James
(Name of Applicant)

of (address) 1602 Walnut Avenue, Oreland, PA 19075

(Telephone No.) 215 680 9310

do hereby make application before the Springfield Township Zoning Hearing Board to request:
An appeal from the decision of the Zoning/Building Official.

 A special exception as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

A variance from the requirements set forth in Article 114, Section 74,
Subsection C, of the Springfield Township Zoning Code.

 Other (please specify) Dimensional variance for the rear yard setback

The property concerned is located at 1602 Walnut Avenue, Oreland, PA 19075

Petitioner's Interest in the property is Property Owners

Present use of property Single Family Dwelling

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate compliance with those guidelines.

We believe that the proposed deck and this request is in compliance with Section 114-165, Subsection 1, 2, 6 & 7. Sections 3, 4 & 5 do not apply.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.



Jan C McDonald
Applicant's Signature

James C. McDonald
Owner's Signature

\$500.00

CASE # 21-06 CHECK # 2595

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**SPRINGFIELD TOWNSHIP
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. Zoning Board Hearings are normally held on the **third Monday** of each month with the exception of a chosen summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant or in the case of an organization to have one of its corporate officers be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it so that a decision and opinion may be rendered. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedures and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

JAMES P. McDONNELL

Printed Name of Applicant

James P. McDonnell 03/29/2021
Applicant's Signature and Date

Section 114-74.C

Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 520017779016 1602 WALNUT AVE
 MCDONNELL JAMES P & JAN

1 of 1

[Return to Search Results](#)

Parcel

TaxMapID	52055 076
Parid	52-00-17779-01-6
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1602 WALNUT AVE
Lot #	2
Lot Size	5500 SF
Front Feet	55
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Actions

- [Printable Summary](#)
- [Printable Version](#)

Owner

Name(s)	MCDONNELL JAMES P & JAN
Name(s)	
Mailing Address	1602 WALNUT AVE
Care Of	
Mailing Address	
Mailing Address	ORELAND PA 19075

Current Assessment

Appraised Value	Assessed Value	Restrict Code
177,380	177,380	

Estimated Taxes

County	644
Montco Community College	69
Municipality	801
School District	6,114
Total	7,628
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	27-JUL-04
Sale Price	\$299,900
Tax Stamps	0
Deed Book and Page	5529-02501
Grantor	NAVO INC
Grantee	NAVO INC
Date Recorded	20-OCT-04

Montgomery County
 Board of Assessment Appeals
 P.O. Box 311
 Norristown PA 19404-0311

Contact Us
 Phone: (610) 278-3761
 Email: boahelp@montcopa.org
 Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)

FILE NUMBER: PH108926BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

DEED

This Indenture Made this 27th day of JULY, 2004

Between Navo Inc.

(hereinafter called the Grantor)

James McDonnell and Jan McDonnell

(hereinafter called the Grantees)

Witnesseth That the said Grantor for and in consideration of the sum of **Two Hundred Ninety Nine Thousand Nine Hundred (\$299,900.00)** Dollars lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

SEE EXHIBIT "A"

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

SPECIAL WARRANTY

OR

AND the said Grantor does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantor has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEES' WARRANTY)

FILE NUMBER: PH108926BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania bounded and described according to Record Plan prepared for Navo, Inc., by Pahutski Land Surveying, dated 10/29/2003 last revised 1/2/2004 and recorded in Plan Book 22 page 60, as follows:

BEGINNING at a point on the Southwesterly side of Walnut Street (50 feet wide) at the distance of 55 feet, Northwestwardly from the Northwestery side of Lorraine Avenue (50 feet wide), thence South 37 degrees 18 minutes West 100 feet to a point, thence North 53 degrees 32 minutes West 55 feet to a point, thence North 37 degrees 18 minutes East 100 feet to the aforesaid side of Walnut Avenue, thence along same, South 53 degrees 32 minutes East 55 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING 5,500 square feet.

Being Parcel Number 52-00-17779-016

Being the same premises inter alia which Navo, Inc. a Pennsylvania Corporation by Deed dated 3-11-2004 and recorded 4-2-2004 in Montgomery County in Deed Book 5502 Page 571 conveyed unto Adam R. Zipfel and Cynthia M. Zipfel, in fee.

BEING the same premises which Adam R. Zipfel and Cynthia M. Zipfel by Deed dated 7/27/2004 and recorded _____ in Deed Book _____ page _____ granted and conveyed unto Navo Inc., in fee.

EXHIBIT "A"

FILE NUMBER: PH108926BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Navo Inc.

By: [Signature]

Attest [Signature]

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the 27 day of JULY A.D., 2004, before me, the undersigned Officer, personally appeared who acknowledged himself/herself to be the President of Navo Inc. Builders, a PA Corporation, and that he /she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 12/16/07

[Signature]
Notary Public

The address of the above named Grantee is:
1602 Walnut Avenue, Oreland, PA 19075

Certified by: [Signature]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joan E. Jolly, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires Dec. 16, 2007
Member, Pennsylvania Association Of Notaries

FILE NUMBER: PH108926BB

Trident Land Transfer Company
653 SKIPPACK PIKE, SUITE 200
BLUE BELL, PA 19422

DEED

Navo Inc.

TO

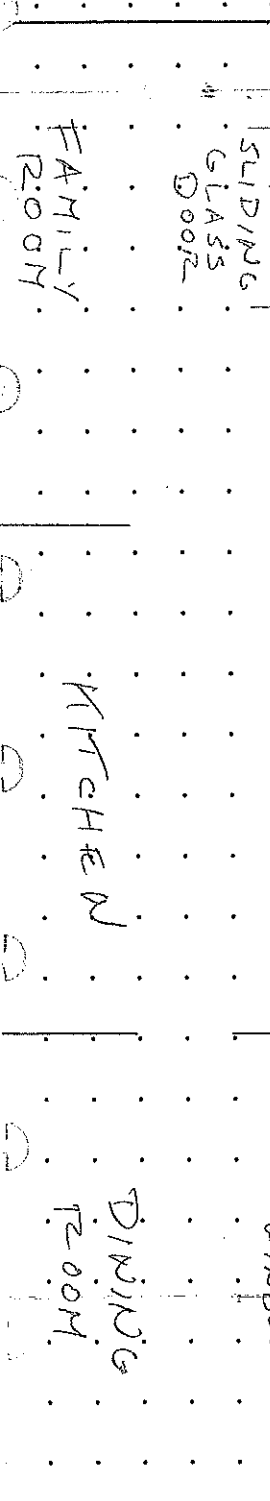
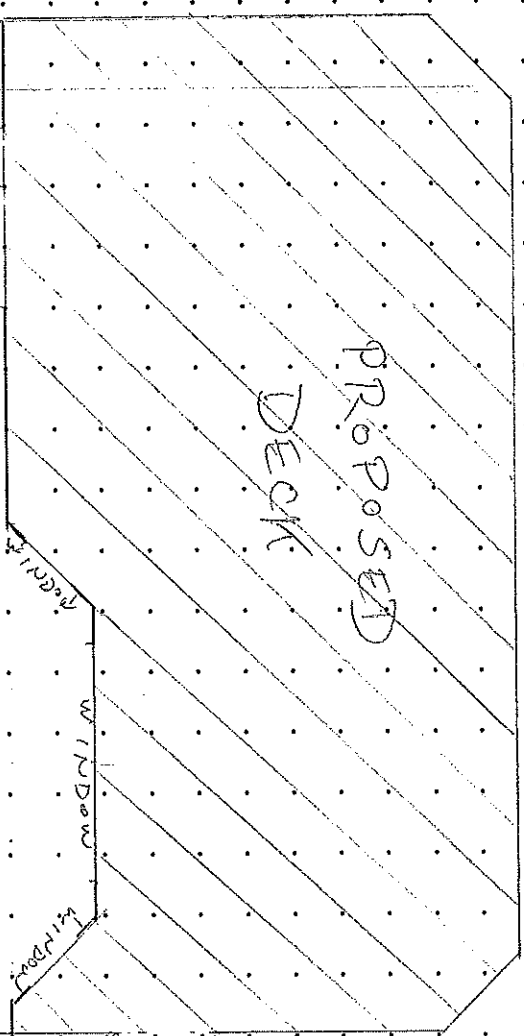
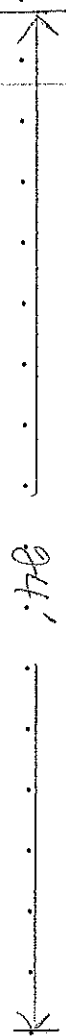
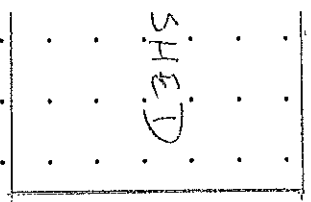
James McDonnell and Jan McDonnell

PREMISES:
1602 Walnut Avenue,
Springfield Township,
Montgomery County,
PA
Tax ID# 52-00-17779-016

211 LORRAINE AVE.

PROPERTY LINE ↘

SHEED

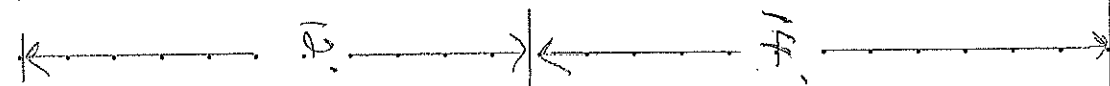


SIDE YARD

KITCHEN

DINING ROOM

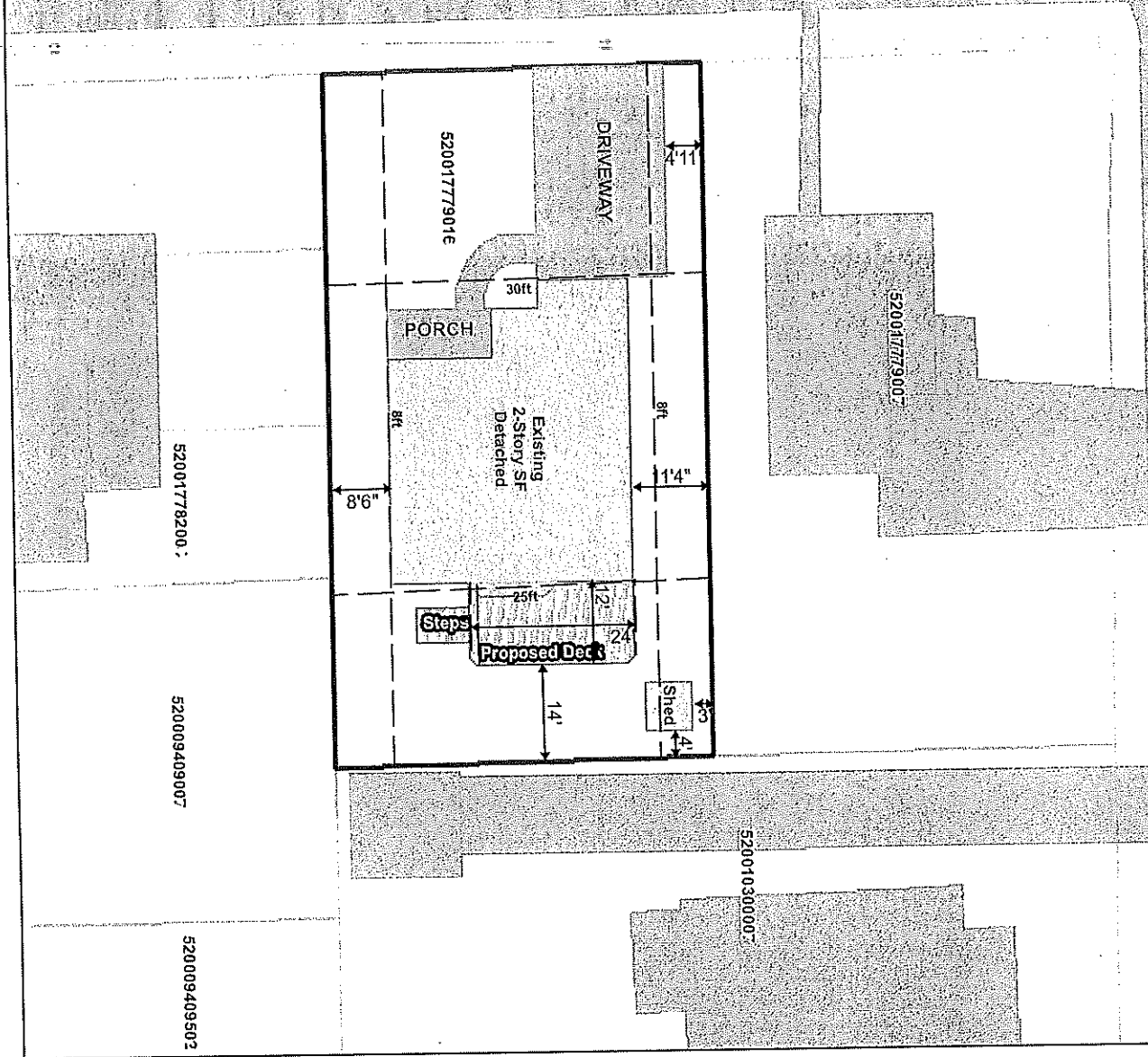
SIDE YARD





WALNUT

LORRAINE



**1602 Walnut Avenue
Variance Request**

Springfield Township, Montgomery County, PA

Legend

- ↔ Dimensions
- Setbacks
- Existing Structures
- Proposed Structures
- 1602 Walnut Ave

Proposed Deck ~ 285 Sq. Ft.





The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

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Zoning Hearing Board Notice

Zoom Meeting #828-8994-9764

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be hosted on ZOOM with the meeting number listed above.

Monday, April 26, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-07: This is the application of **Carol Imperatrice & Kenneth Miller**, owners of the property located at 7805 Linden Road, Wyndmoor, PA 19038. This property is known as parcel #5200-0995-8007. The applicants have requested a dimensional variance from Section 114-71.C of the Springfield Township Zoning Ordinance. The applicants seek approval to construct a six square foot addition to the side of the existing single family dwelling that will increase the existing non-conforming building coverage on the property by less than 1%.

The property is zoned within the D-Residential District of Ward #5 of Springfield Township. A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30 DAYS PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30 DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

NO. 21-07

DATE: 3/30/21

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Kenneth Miller and Carol Imperatrice
(Name of Applicant)

Of (Address) 7805 Linden Road, Wyndmoor, PA 19038

(Telephone No.) 267-251-0997

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 71,
Subsection C, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 7805 Linden Road, Wyndmoor, PA 19038

Petitioner's Interest in the property is Owners

Present use of property Primary Residence (SFD)

Springfield Township
Montgomery County
Receiver

MAR 31 2021

Community Development
Department

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We are seeking to add 18" of depth to the area that connects our Kitchen to our Den so that we can have an adequate pathway from one space to another and a kitchen space that works for the two of us to be in the kitchen. It is also necessary to provide a seated prep space in the kitchen so that Carol, who is undergoing knee surgeries, will not have to leave and reenter the room frequently while cooking. The current kitchen is too small with minimal counter space. The space we are extending into is a dead end alley to the side of our house that is accessed by an exterior door. We currently have two other methods of egress from the first floor.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

CASE # Z1-07
CHECK # 209
\$500.00

Carol D. [Signature]
Applicant's Signature
Carol D. [Signature]
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board



**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight **(8)** copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

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1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the nonresidential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

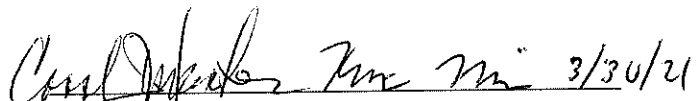
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Kenneth Miller and Carol Imperatrice
Printed Name of Applicant

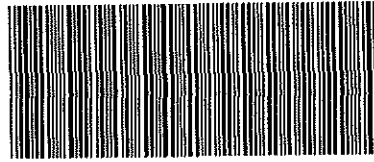

Applicant's Signature and Date 3/30/21



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6051 PG 01364 to 01368
INSTRUMENT # : 2017048812
RECORDED DATE: 07/05/2017 02:15:41 PM



3489066-0021VV

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 5

Document Type: Deed	Transaction #: 3590860 - 2 Doc(s)
Document Date: 06/30/2017	Document Page Count: 4
Reference Info:	Operator Id: ebossard
RETURN TO: (Simplifile) Trident Land Transfer Company, LP 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333 (610) 889-7660	PAID BY: TRIDENT LAND TRANSFER COMPANY LP

*** PROPERTY DATA:**

Parcel ID #:	52-00-09958-00-7
Address:	7805 LINDEN RD
	WYNDMOOR PA
	19038
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$480,000.00	DEED BK 6051 PG 01364 to 01368
TAXABLE AMOUNT: \$480,000.00	Recorded Date: 07/05/2017 02:15:41 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$95.00	
State RTT \$4,800.00	
Springfield Township RTT \$2,400.00	
Springfield School District RTT \$2,400.00	
Total: \$9,695.00	
	Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 52-00-09958-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-09958-00-7 SPRINGFIELD TOWNSHIP
7805 LINDEN RD
WEISS JOSHUA A & ANGELINI CAROLYN M
B 025 L 13 U 032 1101 07/05/2017

\$15.00
LG


File No.: 17PA04119

DEED

Joshua A. Weiss and Carolyn M. Angelini, as tenants by the entirety
to
Kenneth Miller and Carol Imperatrice

PREMISES:
7805 Linden Road
Township of Springfield
County of Montgomery
Pennsylvania
Parcel No.: 52-00-09958-00-7

The address of the above named Grantee(s) is:
7805 Linden Road
Wyndmoor, PA 19038

Certified by: 



DEED

THIS INDENTURE made this 30th day of June, 2017.

Between JOSHUA A. WEISS AND CAROLYN M. ANGELINI, AS TENANTS BY THE ENTIRETY,
(hereinafter called the Grantors) and
KENNETH MILLER AND CAROL IMPERATRICE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Four Hundred Eighty Thousand And No/100 Dollars (\$480,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns and, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.



EXHIBIT A

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Township of Springfield, Montgomery County, Pennsylvania being Lot No. 13 on a certain plan made for Annie N. Bower, by Charles F. Puff, Jr., September 4, 1925:

BEGINNING at a point in the Northeasterly side of Linden Road (40 feet wide) at the distance of 79 feet Northwest from the Northwesterly side of Mermaid Avenue (50 feet wide). CONTAINING in front or breadth on the said side of Linden Road 39 feet and extending in length or depth of that width Northeastwardly between parallel lines at right angles to said Linden Road, 100 feet including on the Southeast side thereof 1/2 of a 6 feet wide driveway existing between these premises and the premises to the Southeast thereof.

Being Parcel No. 52-00-09958-00-7

Being the same premises which Patrick D. Kelly and Julie D. Kelly by Deed dated 10/27/2006 and recorded 11/15/2006 in Montgomery County in Deed Book 5624 Page 673 conveyed unto Joshua A. Weiss and Carolyn M. Angelini, in fee.

Parcel No.: 52-00-09958-00-7



IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
in the presence of us:

[Handwritten Signature]

 Joshua A. Weiss

[Handwritten Signature]

 Carolyn M. Angelini

Commonwealth of Pennsylvania

County of Philadelphia

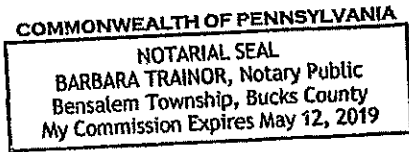
On this, the 30th day of June 2017, before me, the undersigned Notary Public, personally appeared Joshua A. Weiss and Carolyn M. Angelini known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Handwritten Signature]

 Notary Public

My Commission Expires: _____



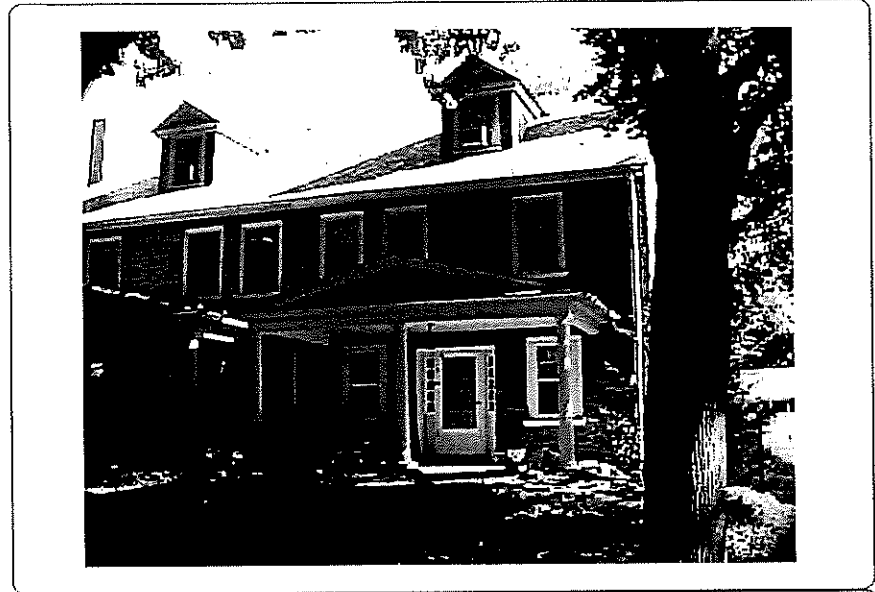
- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 520009958007
 MILLER KENNETH & IMPERATRICE CAROL

7805 LINDEN RD

1 of 1

[Return to Search Results](#)



Street

Montgomery County
 Board of Assessment Appeals
 P.O. Box 311
 Norristown PA 19404-0311

Contact Us
 Phone: (610) 278-3761
 Email: boahelp@montcopa.org
 Hours: Monday-Friday 8:30am-4:15pm

[Location](#) [Google Map](#)

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Section 114-71 C – Residential Permitted Uses {Referred by Section 114-82.C}

[Amended 10-8-1975 by Ord. No. 646; 7-14-1976 by Ord. No. 655; 7-8-1992 by Ord. No. 786; 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the B Residence District.
- B. Two-family detached dwelling.
- C. Single-family and two-family semidetached dwelling.
- D. Multiple dwelling, when authorized as a special exception; provided, however, that the following requirements must be met:
 - (1) A lot area of not less than 5,000 square feet per family shall be provided.
 - (2) The building shall not exceed:
 - (a) Forty percent of the lot area for one-story buildings.
 - (b) Twenty-five percent of the lot area for two-story buildings.
 - (c) Seventeen percent of the lot area for three-story buildings.
 - (d) Twelve and one-half percent of the lot area for four-story buildings.
- (E) Ten percent of the lot area for buildings of five stories.

(3) Buffers shall be provided along property boundaries, buffers or street trees shall be provided along all streets and all parking areas shall be landscaped in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.

Section 114-138 Nonconforming Uses

- A. The lawful use of a building or premises, which use is existing at the time the applicable ordinance became effective or is authorized by a building permit issued prior thereto, may be continued although such use does not conform to the provisions of this chapter. If such nonconforming use is discontinued for 12 consecutive months, however, a rebuttable presumption shall be established that such nonconforming use has been abandoned. Such presumption may be challenged by application and appeal to the Zoning Hearing Board, and the landowner must present sufficient evidence at a hearing to prove to the Zoning Hearing Board that the preexisting nonconforming use was not intentionally abandoned.

B. A lawful nonconforming use of a building or land may be changed to another, less intensive nonconforming use when authorized as a special exception. In addition to demonstrating compliance with the special exception criteria contained in § 114-165 of the Code, the applicant shall also establish that:

- (1) The proposed nonconforming use on the property is less intensive than the lawful nonconforming use existing on the property beforehand;
- (2) No enlargements in or additions to such building or the nonconforming area are proposed; and
- (3) The new, less intensive nonconforming use does not result in any newly created ancillary nonconformities.

C. Whenever a nonconforming use of a building or land has been changed to a less intensive nonconforming use or a conforming use, all rights to such previous nonconforming use shall hereinafter be considered permanently discontinued and abandoned.

D. A lawful, nonconforming use of a portion of a building or land may be expanded within that building or land area by special exception, provided that such expansion.

- (1) Complies with the special exception criteria contained in § 114-165 of the Code;
- (2) Does not require any structural alterations; and
- (3) Is no greater than 25% of the gross square footage area devoted to the nonconforming use when such use initially became nonconforming.

SPRINGFIELD		
DESC.	NO.	DATE
AS-BUILT	1	201123 TG
DM1	2	201211 TG
DM2	3	210121 TG
TRT	4	210225 TG
PROF-DRAW	5	210224 TG
PERMITS	6	210226 TG



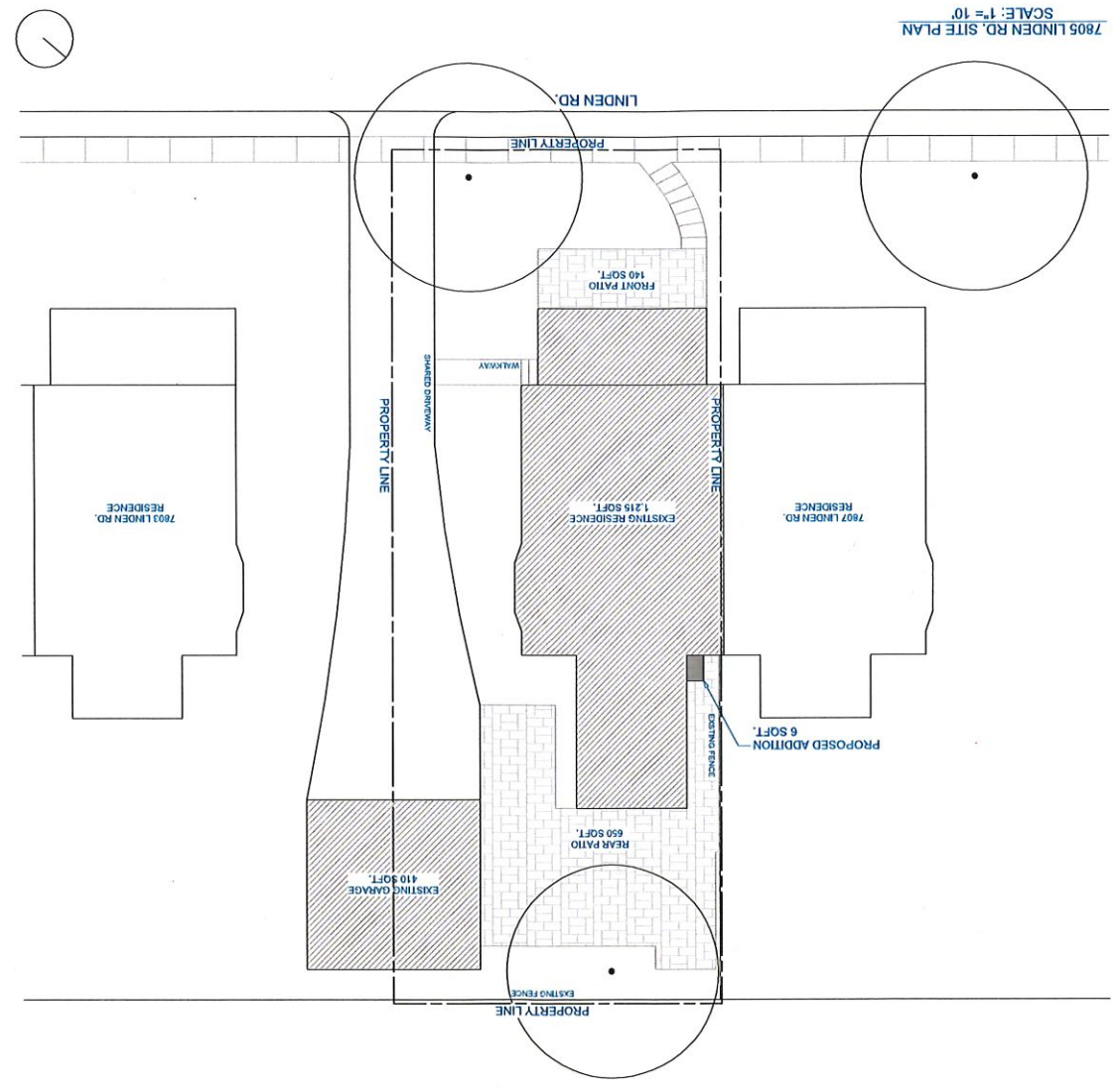
SITE PLAN

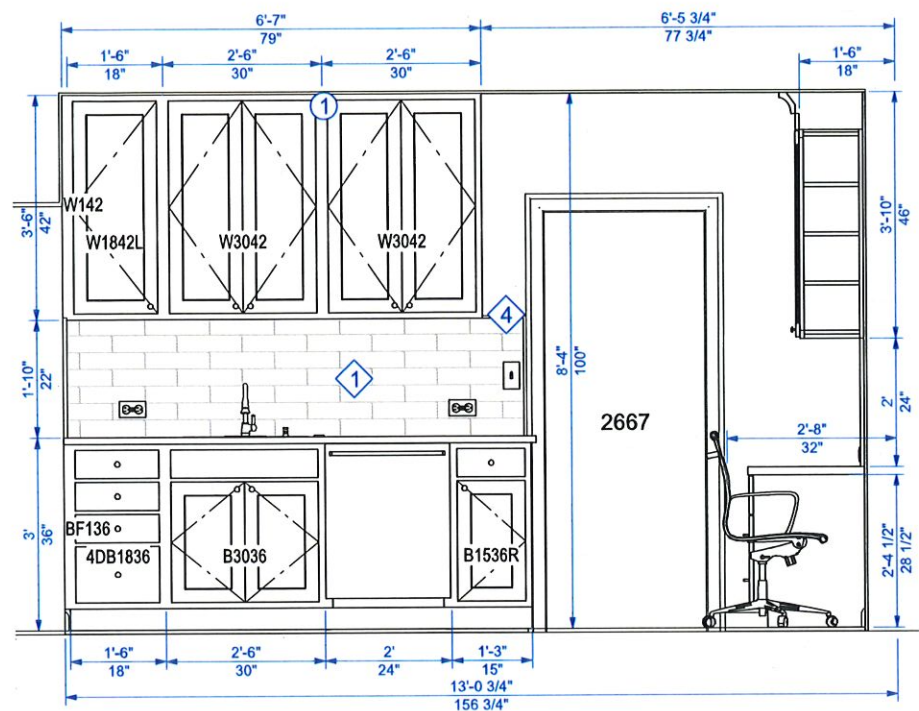
IMPERATRICE-MILLER

CAROL IMPERATRICE & KEN MILLER

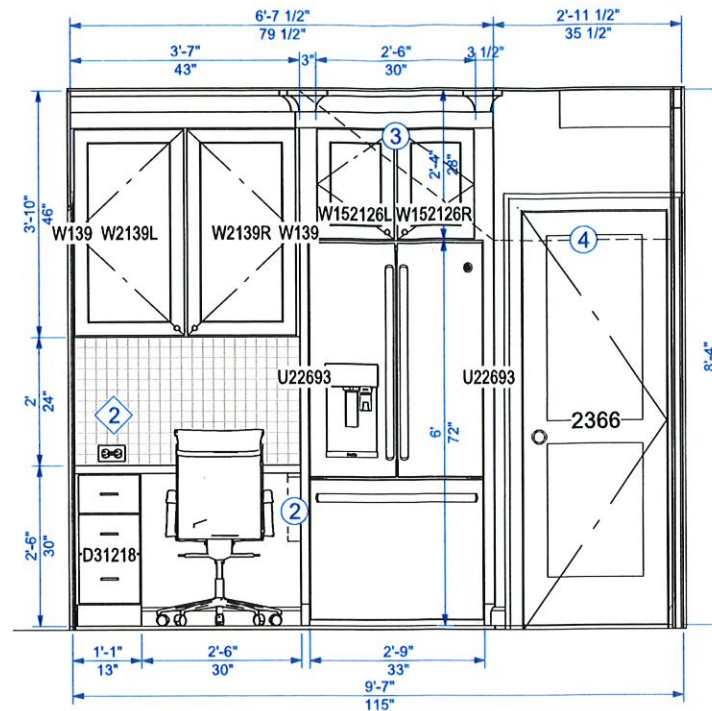
7805 LINDEN RD.
WYNDMOOR, PA 19038

HARTH BUILDERS
ONE MILL RACE
SPRING HOUSE, PA 19377
PH: 215-654-0344
HartBuilders.com

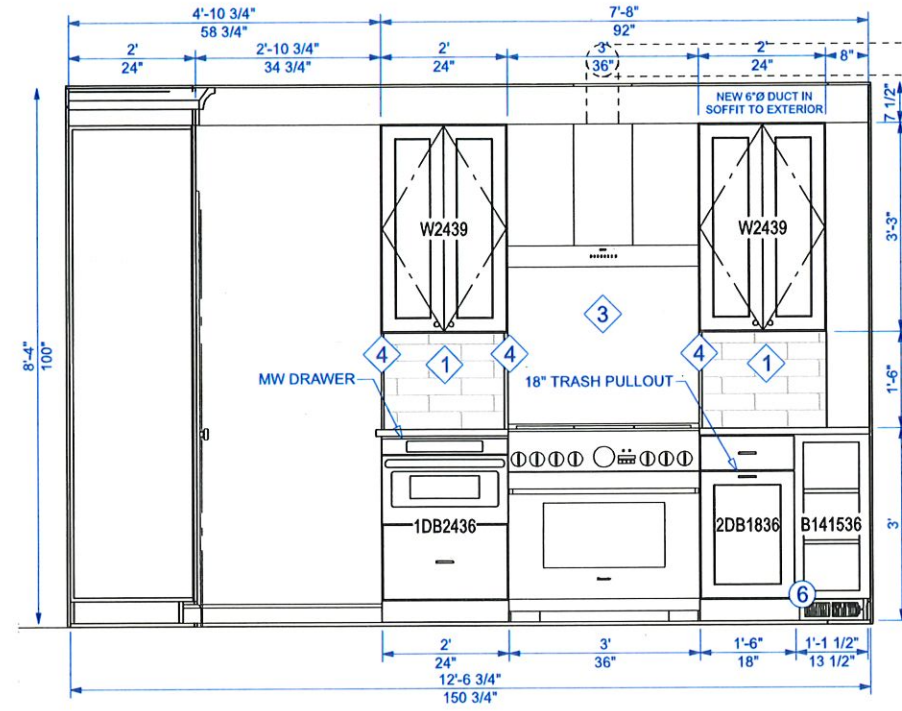




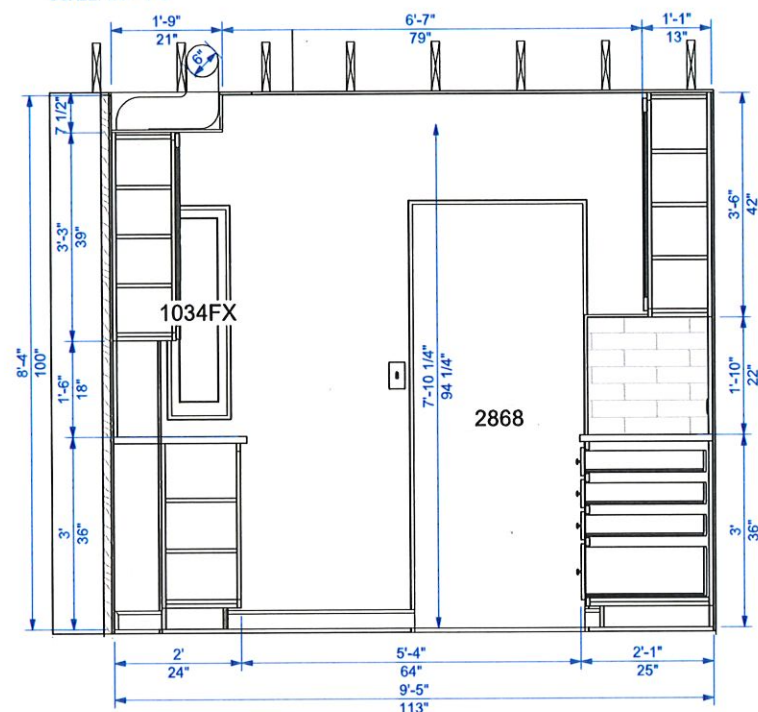
E1 - KITCHEN
SCALE: 3/4" = 1'-0"



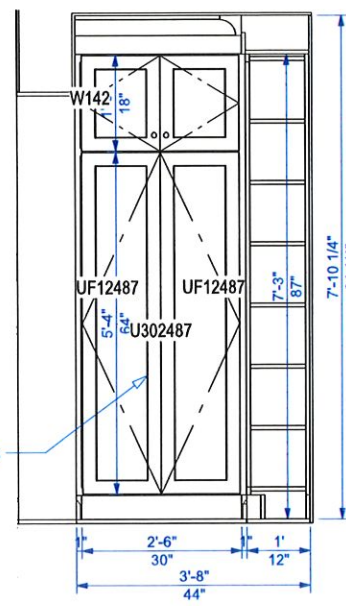
E2 - KITCHEN
SCALE: 3/4" = 1'-0"



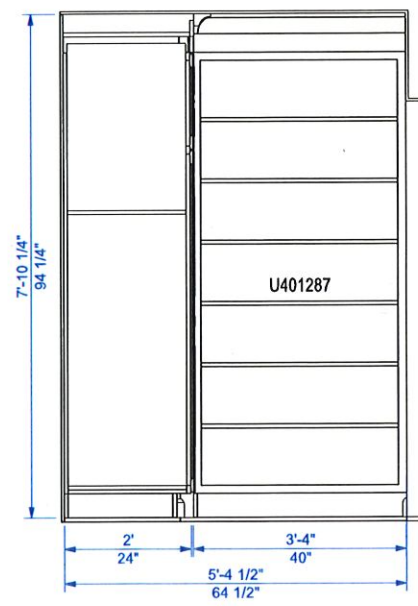
E3 - KITCHEN
SCALE: 3/4" = 1'-0"



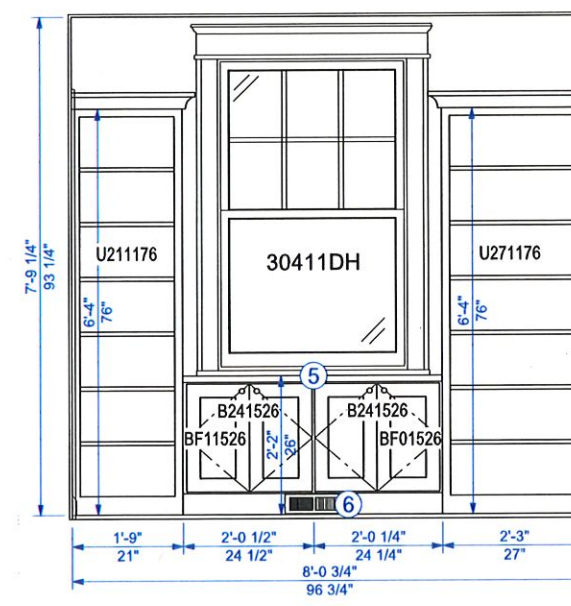
E4 - KITCHEN
SCALE: 3/4" = 1'-0"



E5 - NOOK
SCALE: 3/4" = 1'-0"



E6 - NOOK
SCALE: 3/4" = 1'-0"



E7 - LIBRARY
SCALE: 3/4" = 1'-0"

TILE SCHEDULE	
1	ANNIE SELKE ARTISANAL SAGE GREEN - 3"X12"
2	YUKATA GLASS MOSAIC - 2"X2"
3	ANNIE SELKE ASTER SAGE - 12"X25"
4	1/2" PENCIL LINER

CABINET NOTES	
1	REMOVE AND REPLACE WALL CABINETS FLUSH TO CEILING
2	18" HIDDEN COUNTER BRACKET MOUNTED TO NEW FRAMING
3	CUSTOM FINISHED GRADE PLYWOOD BOXES TO FIT STAIR STRINGER ANGLE. DOOR FACES FROM MANUFACTURER
4	DASHED LINE DENOTES BOTTOM OF STAIR STRINGER BEHIND WALL TO 2ND FLOOR
5	REMOVE EXISTING WINDOW APRON FOR NEW CABINETS UNDER SILL
6	REMOVE EXISTING RADIATOR; HYDRONIC TOE KICK HEATER IN NEW CABINET



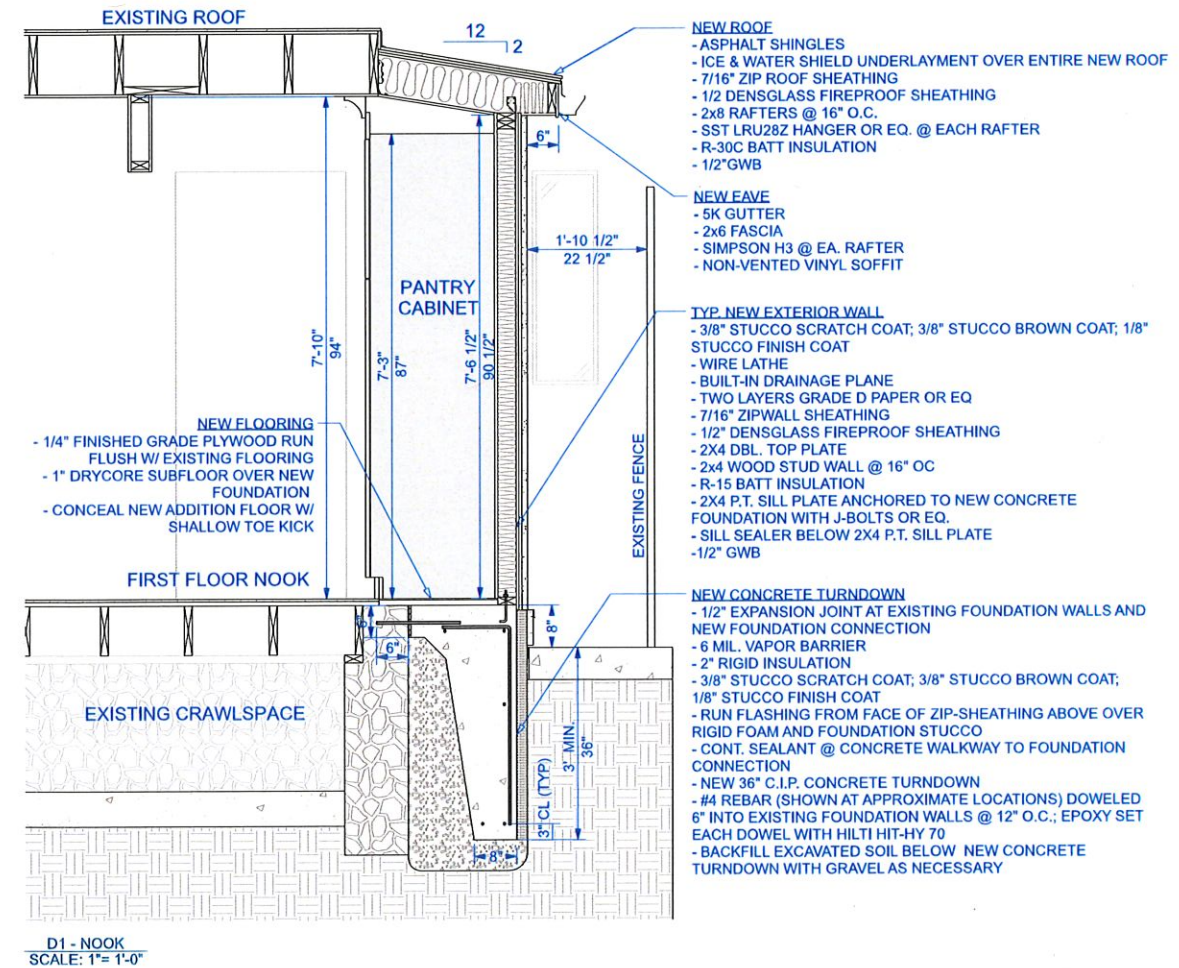
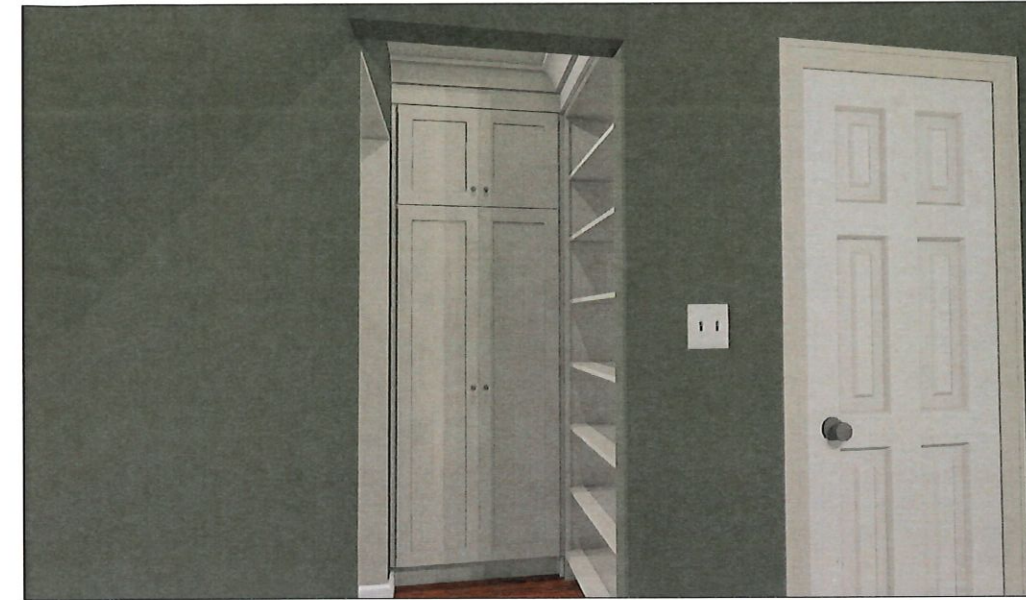
HARTH BUILDERS
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SPRING HOUSE, PA 19477
PH: 215-654-0354
HarthBuilders.com

CAROL IMPERATRICE & KEN MILLER
7805 LINDEN RD.
WYNDMOOR, PA 19038

CABINETRY ELEVATIONS
IMPERATRICE-MILLER

NORTH ARROW

PERMITS	6	210226	TG
PROPOSAL	5	210224	TG
TWT	4	210205	TG
DM2	3	210121	TG
DM1	2	201211	TG
AS-BUILT	1	201123	TG
DESCR. NO.	DATE	BY	
SPRINGFIELD			



HARTH BUILDERS
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PH: 215-654-0364
HARTHBUILDERS.COM

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WYNDMOOR, PA 19038

PERSPECTIVES AND ADDITION DETAIL

IMPERATRICE-MILLER

NORTH ARROW

PERMITS	NO.	DATE	BY
PROPOSAL	5	210224	TG
TWT	4	210205	TG
DM2	3	210121	TG
DM1	2	201211	TG
AS-BUILT	1	201123	TG
DESCP.	NO.	DATE	BY