

**Springfield Township  
Zoning Hearing Board  
August 23, 2021  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:**        **Ed Fox; Esq. Chairman, Zoning Hearing Board**  
                      **Megan McDonough; Esq. Vice Chair, Zoning Hearing Board**  
                      **Jennifer Guckin, Zoning Hearing Board Member**  
                      **James Brown; Zoning Hearing Board Alternate Member**  
                      **Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board**

**Decisions:** There are no pending Order & Opinions to render.

**New Business:**

**Case #21-13:** This is the application of **Fox Lane Homes @ Falcon Hill Estates, LLC** for the property known as Lot #1 of the approved Falcon Hill Subdivision & Land Development Plan. This property is located within the cul-de-sac of Henry Way and is known as Parcel #5200-1851-5009. The applicants have requested a dimensional variance from Section 114-42.B of the Springfield Township Zoning Ordinance. The applicant seeks a dimensional variance to increase the building coverage on the site from the permitted maximum coverage of 15% to 18.7% of the total lot area. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

**Case #21-17:** This is the application of **Annie R. Brown** owner of the property located at 2007 Grace Lane, Flourtown, PA 19031, also known as Parcel #5200-0765-4007. The applicant has requested a variance from Section 114-21 definition of the word (Family) as defined within the Springfield Township Zoning Ordinance. The applicant seeks approval to install a second kitchen within the dwelling for use as an in-law suite. Springfield Township limits single family dwellings to one kitchen per household. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

**Case #21-18:** This is the application of **Emily & Robert Mercier**, owners of the property located at 7960 Ardmore Avenue, Wyndmoor PA 19038, also known as Parcel #5200-1854-1001. The applicants have requested a dimensional variance from Section 114-54.A of the Springfield Township Zoning Ordinance. The applicants seek approval to replace and expand an existing deck that will encroach four feet into the required 12 foot side yard setback. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

Springfield Township  
Zoning Hearing Board  
August 25, 2021  
7:00 P.M.

**Adjournment:**

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, September 27, 2021 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038