



**Springfield Township
Zoning Hearing Board
March 28, 2022
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Ed Fox; Esq. Chairman, Zoning Hearing Board
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member
Megan McDonough; Esq., Zoning Hearing Board
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 #22-04: This is the application of **Glenna and Matthew Stone**, owners and applicant for the property located at 7704 Pine Road, Wyndmoor, PA 19038, known as Parcel #5200-1413-4007. The applicants have requested a dimensional variance from Section 114-131.C.2 (d) of the Springfield Township Zoning Ordinance. The applicants propose to demolish the existing accessory building, stone patio and walking paths and replace those with a new accessory building and covered patio totaling 1,377 square feet. The dimensional relief is required to allow the new accessory building to have a median building height of 15 feet, 6 inches. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

Case #22-05: This is the application of **1110 Willow Grove Avenue, LLC**, equitable owner of the properties addressed as 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel #5200-1863-7004. The applicant has requested a use variance from Section 114-61 of the Springfield Township Zoning Ordinance to allow for multi-family dwellings on the site. In addition, a dimensional variance from Section 114-62.A of the Zoning Ordinance has been requested to allow for a dwelling unit to be constructed on a lot of 4,380 sq. ft. instead of the required 8,000 sq. ft. A dimensional variance has also been requested from Section 114-62.A (1)

to allow for the front yard setback to be reduced to 20 feet, instead of the required 30 feet. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, April 25, 2022 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



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

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 in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 28, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-04: This is the application of **Glenna and Matthew Stone**, owners and applicant for the property located at 7704 Pine Road, Wyndmoor, PA 19038, known as Parcel #5200-1413-4007. The applicants have requested a dimensional variance from Section 114-131.C.2 (d) of the Springfield Township Zoning Ordinance. The applicants propose to demolish the existing accessory building, stone patio and walking paths and replace those with a new accessory building and covered patio totaling 1,377 square feet. The dimensional relief is required to allow the new accessory building to have a median building height of 15 feet, 6 inches. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, this information is also posted on our website @springfieldmontco.org.

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

Springfield Township
Montgomery County
Received
FEB 24 2022
Community Development
Department

NO. 22-04

DATE: 2/24/2022

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Glenna and Matt Stone
(Name of Applicant)

Of (Address) 7704 Pine Road, Wyndmoor, PA 19038

(Telephone No.) 617-290-4545

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 131,
Subsection C.2.d, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 7704 Pine Road, Wyndmoor, PA 19038

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.

This variance is requested in order to build a new accessory building that

blends in with the existing home and garage on the site. The existing garage has a hip

roof with a 9 in 12 roof slope that we are matching in the new accessory building

to create a cohesive look to the existing structures and surroundings.

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

Springfield Township Montgomery County Received
FEB 24 2022
Community Development Department

check #7010
\$500.00

Thomas L Stone
Applicant's Signature

Thomas L Stone
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

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 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.

Glenna L. Stone

Printed Name of Applicant

Glenna L. Stone

Applicant's Signature and Date

FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT " A "

Policy Number: 5011442-0280734e

PREMISES A:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Wyndmoor, Township of Springfield, County of Montgomery and State of Pennsylvania, described according to Plan and Survey thereof made by Charles F. Puff, Jr., Civil Engineer on the 6th day of April A.D., 1925, as follows, to wit:

BEGINNING at a point on the Southwesterly line of Bethesda Avenue (40 feet wide) at the distance of 175.97 feet Southeastwardly from the Southeasterly side of Mermaid Avenue; (50 feet wide) with the intersection of the said line of Bethesda Avenue; thence extending Southwesterly along a curve having a radius of 479.73 feet for a distance of 32.53 feet to a point; thence still along the said Southwesterly line of Bethesda Avenue; South 53 degrees 12 minutes 30 seconds East 30 feet to a point; thence extending South 36 degrees 47 minutes 30 seconds West 180 feet to a point in the land of Randall Morgan; thence along the same North 53 degrees 12 minutes 30 seconds West 62.50 feet to a point; thence extending North 36 degrees 47 minutes 30 seconds East 178.90 feet, more or less, to the first mentioned point and place of beginning.

BEING Lot No. 30 and the Southeastern quarter of Lot No. 31 on said Plan.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground SITUATE in Wyndmoor, Township pf Springfield, County of Montgomery and State of Pennsylvania, described according to a Plan and Survey made thereof by Charles F. Puff, Jr., Civil Engineer, on the 6th day of April, A.D., 1975, as follows:

BEGINNING at a point on the Southwesterly line of Bethesda Avenue (now Pine Road) at a distance of 170.96 feet Southeast from the Southeasterly side of Mermaid Avenue (50 feet wide) with the intersection of the said line of Bethesda Avenue (now Pine Road); thence extending Southeasterly along a curve having a radius of 479.73 feet for a distance of 5.01 feet to a point; thence extending South 36 degrees 47 minutes 30 seconds West 178.90 feet to a point in the line of land of Randall Morgan; thence along the same North 53 degrees 12 minutes 30 seconds West 5 feet; thence North 36 degrees 12 minutes 30 seconds East 178.53 feet to the first mentioned point and place of beginning.

BEING a portion of Lot No. 31 on said plan.

PREMISES C:

ALL THAT CERTAIN Tract or piece of ground with the buildings and improvements thereon erected, SITUATE in Springfield Township, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan and Survey made thereof for Carl F.B. Hassold, by Barton and Martin, Engineers, Philadelphia, August 13, 1943:

BEGINNING at an iron pipe on the Southwest side of Pine Road (40 feet wide) at the distance of 140.77 feet Southeast along said side of Pine Road from its intersection with the Southeast side of Mermaid Lane (50 feet wide); thence from point of beginning along said side of Pine Road, Southeastwardly on a line

FIRST AMERICAN TITLE INSURANCE COMPANY

curving to the right with a radius of 479.73 feet an arc distance of 30.19 feet to a stake, thence leaving said Pine Road by land of Carl F.R. Hassold, South 36 degrees 47 minutes 30 seconds West 178.53 feet to a stake; thence North 53 degrees 12 minutes 30 seconds West, 30 feet to an iron pipe; thence through land of Clark Dillenbeck North 36 degrees 47 minutes 30 seconds East 175.22 feet to the first mentioned point and place of beginning.

BEING part of Lot 31 on a Plan of Lots made by Charles F. Puff, Jr., April 6, 1925.

PREMISES D:

ALL THAT CERTAIN tract or piece of ground SITUATE in Springfield Township, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan and Survey made thereof for Carl F.R. Hassold by Barton and Martin, Engineers, Philadelphia, Pennsylvania, dated August 13, 1943, and revised August 31, 1944:



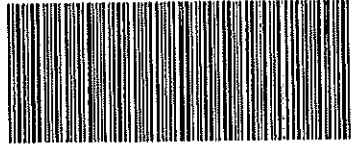

BEGINNING at a point on the Southwest side of Pine Road (40 feet wide) at the distance of 120.51 feet Southeast along said side of Pine Road from its intersection with the Southeast side of Mermaid Lane (50 feet wide); thence along said side of Pine Road Southeastwardly on a line curving to the right with a radius of 479.73 feet, an arc distance of 20.26 feet to a point; thence by land of Carl F.R. Hassold South 36 degrees 47 minutes 30 seconds West 175.22 feet to an iron pipe; thence North 53 degrees 12 minutes 30 seconds West 20 feet to a point; thence North 36 degrees 47 minutes 30 seconds East 171.95 feet to the first mentioned point and place of beginning.

PREMISES A, B, C & D BEING known as 7704 Pine Road. (For Informational Purposes Only_

PREMISES A, B, C & D BEING PARCEL #52-00-14134-00-7

NOTE: Being Lot(s) Lot: 6, Block: 29; Tax Map of the Township of Springfield, County of MONTGOMERY, State of PENNSYLVANIA.

ORIGINAL

  <p>RECORDER OF DEEDS MONTGOMERY COUNTY <i>Jeanne Sorg</i></p> <p>One Montgomery Plaza Swede and Alry Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404 Office: (610) 278-3289 ~ Fax: (610) 278-3869</p>	<p>DEED BK 6077 PG 00316 to 00320 INSTRUMENT # : 2018003745 RECORDED DATE: 01/17/2018 10:06:43 AM</p>  <p>3557561-0020R</p> <p>MONTGOMERY COUNTY ROD</p>										
<p align="center">OFFICIAL RECORDING COVER PAGE Page 1 of 5</p>											
<p>Document Type: Deed Document Date: 01/12/2018 Reference Info:</p>	<p>Transaction #: 3689910 - 2 Doc(s) Document Page Count: 4 Operator Id: sford</p>										
<p>RETURN TO: (Simplifile) City Abstract, LLC 1060 KINGS HWY N STE 206 CHERRY HILL, NJ 08034 (267) 979-5808</p>	<p>PAID BY: CITY ABSTRACT LLC</p>										
<p>* PROPERTY DATA: Parcel ID #: 52-00-14134-00-7 Address: 7704 PINE RD</p> <p align="center">PA Municipality: Springfield Township (100%) School District: Springfield</p>											
<p>* ASSOCIATED DOCUMENT(S):</p>											
<p>CONSIDERATION/SECURED AMT: \$964,500.00 TAXABLE AMOUNT: \$964,500.00</p> <p>FEES / TAXES:</p> <table><tr><td>Recording Fee:Deed</td><td>\$86.75</td></tr><tr><td>State RTT</td><td>\$9,645.00</td></tr><tr><td>Springfield Township RTT</td><td>\$4,822.50</td></tr><tr><td>Springfield School District RTT</td><td>\$4,822.50</td></tr><tr><td>Total:</td><td>\$19,376.75</td></tr></table>	Recording Fee:Deed	\$86.75	State RTT	\$9,645.00	Springfield Township RTT	\$4,822.50	Springfield School District RTT	\$4,822.50	Total:	\$19,376.75	<p>DEED BK 6077 PG 00316 to 00320 Recorded Date: 01/17/2018 10:06:43 AM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p align="right">Jeanne Sorg Recorder of Deeds</p>
Recording Fee:Deed	\$86.75										
State RTT	\$9,645.00										
Springfield Township RTT	\$4,822.50										
Springfield School District RTT	\$4,822.50										
Total:	\$19,376.75										

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:
City Abstract, LLC
1060 North Kings Hwy, Suite 206
Cherry Hill, NJ 08034

Record and Return to:
City Abstract, LLC
1060 North Kings Hwy, Suite 206
Cherry Hill, NJ 08034
APP 201660
Parcel#: # 52-00-14134-007

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-14134-00-7 SPRINGFIELD TOWNSHIP
7704 PINE RD
JENSEN DEBRA A & KURENS STEPHEN R \$15.00
B 029 L U 006 1101 01/17/2018 MY

This Indenture, made the January 12, 2018,

Between Debra A. Jensen and Stephen R. Kurens, her husband
(hereinafter called the Grantor), of the one part, and
Matthew Stone and Glenna Stone H & W
(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of \$964500 lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee \$964,500.00 heirs and assigns,

PREMISES A:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Wyndmoor, Township of Springfield, County of Montgomery and State of Pennsylvania, described according to Plan and Survey thereof made by Charles F. Puff, Jr., Civil Engineer on the 6th day of April A.D., 1925, as follows, to wit:

BEGINNING at a point on the Southwesterly line of Bethesda Avenue (40 feet wide) at the distance of 175.97 feet Southeastwardly from the Southeasterly side of Mermaid Avenue; (50 feet wide) with the intersection of the said line of Bethesda Avenue; thence extending Southwesterly along a curve having a radius of 479.73 feet for a distance of 32.53 feet to a point; thence still along the said Southwesterly line of Bethesda Avenue; South 53 degrees 12 minutes 30 seconds East 30 feet to a point; thence extending South 36 degrees 47 minutes 30 seconds West 180 feet to a point in the land of Randall Morgan; thence along the same North 53 degrees 12 minutes 30 seconds West 62.50

feet to a point; thence extending North 36 degrees 47 minutes 30 seconds East 178.90 feet, more or less, to the first mentioned point and place of beginning.

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PREMISES A, B, C & D BEING known as 7704 Pine Road. (For Informational Purposes Only_

PREMISES A, B, C & D BEING PARCEL #52-00-14134-00-7

Debra A. Jensen by deed from Edwin R. Thompson and Karen J. Thompson, his wife dated July 29, 1999, recorded August 17, 1999 in Montgomery County Recorders of Deeds in Book 5284 Page 260.

Debra A. Jensen and Stephen R. Kurens, her husband, as tenants by the entireties (as a married couple) by deed from Debra A. Jensen (as a single woman) dated August 9, 2006, recorded March 13, 2009 in Montgomery County Recorders of Deeds in Book 5724 Page 1227. (\$1.00)

BEING COMMONLY KNOWN AS: 7704 Pine Rd
BEING TAX PARCEL # 52-00-14134-007

Together with all and singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, 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 described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee heirs and assigns, to and for the only proper use and behoof of the said Grantee, Matt Stone and Glenna Stone heirs and assigns forever,

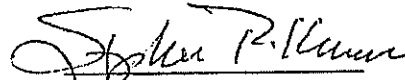
And the said Grantor, for their, heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee, Matt Stone and Glenna Stone heirs and assigns, by these presents, that the said Grantor and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, Matt Stone and Glenna Stone heirs and assigns, against them, the said Grantor and his/her/their heirs, and against all and every person and 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 by these presents specially WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered }
in the presence of us:

}


Debra A. Jensen

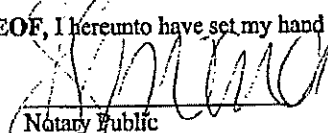

Stephen R. Kurens

COMMONWEALTH OF PENNSYLVANIA:

§:
COUNTY OF *Montgomery*:

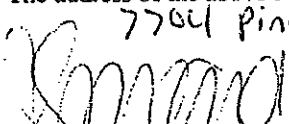
On the January 12, 2018, before me the undersigned officer, personally appeared Debra A. Jensen and Stephen R. Kurens, her husband (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

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


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Danielle Lynn Seward, Notary Public
Philadelphia County
My Commission Expires November 19, 2021
Commission Number 1225183

The address of the above-named Grantee is

7704 Pine Rd., Glenside
 *PA 19038*
On behalf of the Grantee

Record and return to:
City Abstract LLC
1060 North Kings Highway Suite 206
Cherry Hill, NJ 08034

CIAPA 201660

Prepared by:
City Abstract, LLC
1060 North Kings Hwy, Suite 206
Cherry Hill, NJ 08034

Record and Return to:
City Abstract, LLC
1060 North Kings Hwy, Suite 206
Cherry Hill, NJ 08034
CAPP 201660
Parcel#: # 52-00-14134-007

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Matthew Stone and Glenna Stone H & W
(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of \$964500 lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee \$964,500.00 heirs and assigns,

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BEING Lot No. 30 and the Southeastern quarter of Lot No. 31 on said Plan.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground SITUATE in Wyndmoor, Township of Springfield, County of Montgomery and State of Pennsylvania, described according to a Plan and Survey made thereof by Charles F. Puff, Jr., Civil Engineer, on the 6th day of April, A.D., 1975, as follows:

BEGINNING at a point on the Southwesterly line of Bethesda Avenue (now Pine Road) at a distance of 170.96 feet Southeast from the Southeasterly side of Mermaid Avenue (50 feet wide) with the intersection of the said line of Bethesda Avenue (now Pine Road); thence extending Southeasterly along a curve having a radius of 479.73 feet for a distance of 5.01 feet to a point; thence extending South 36 degrees 47 minutes 30 seconds West 178.90 feet to a point in the line of land of Randall Morgan; thence along the same North 53 degrees 12 minutes 30 seconds West 5 feet; thence North 36 degrees 12 minutes 30 seconds East 178.53 feet to the first mentioned point and place of beginning.

BEING a portion of Lot No. 31 on said plan.

PREMISES C:

ALL THAT CERTAIN Tract or piece of ground with the buildings and improvements thereon erected, SITUATE in Springfield Township, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan and Survey made thereof for Carl F.B. Hassold, by Barton and Martin, Engineers, Philadelphia, August 13, 1943:

BEGINNING at an iron pipe on the Southwest side of Pine Road (40 feet wide) at the distance of 140.77 feet Southeast along said side of Pine Road from its intersection with the Southeast side of Mermaid Lane (50 feet wide); thence from point of beginning along said side of Pine Road, Southeastwardly on a line curving to the right with a radius of 479.73 feet an arc distance of 30.19 feet to a stake, thence leaving said Pine Road by land of Carl F.R. Hassold, South 36 degrees 47 minutes 30 seconds West 178.53 feet to a stake; thence North 53 degrees 12 minutes 30 seconds West, 30 feet to an iron pipe; thence through land of Clark Dillenbeck North 36 degrees 47 minutes 30 seconds East 175.22 feet to the first mentioned point and place of beginning.

BEING part of Lot 31 on a Plan of Lots made by Charles F. Puff, Jr., April 6, 1925.

PREMISES D:

ALL THAT CERTAIN tract or piece of ground SITUATE in Springfield Township, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan and Survey made thereof for Carl F.R. Hassold by Barton and Martin, Engineers, Philadelphia, Pennsylvania, dated August 13, 1943, and revised August 31, 1944:

BEGINNING at a point on the Southwest side of Pine Road (40 feet wide) at the distance of 120.51 feet Southeast along said side of Pine Road from its intersection with the Southeast side of Mermaid Lane (50 feet wide); thence along said side of Pine Road Southeastwardly on a line curving to the right with a radius of 479.73 feet, an arc distance of 20.26 feet to a point; thence by land of Carl F.R. Hassold South 36 degrees 47 minutes 30 seconds West 175.22 feet to an iron pipe; thence North 53 degrees 12 minutes 30 seconds West 20 feet to a point; thence North 36 degrees 47 minutes 30 seconds East 171.95 feet to the first mentioned point and place of beginning.

PREMISES A, B, C & D BEING known as 7704 Pine Road. (For Informational Purposes Only_

PREMISES A, B, C & D BEING PARCEL #52-00-14134-00-7

Debra A. Jensen by deed from Edwin R. Thompson and Karen J. Thompson, his wife dated July 29, 1999, recorded August 17, 1999 in Montgomery County Recorders of Deeds in Book 5284 Page 260.

Debra A. Jensen and Stephen R. Kurens, her husband, as tenants by the entireties (as a married couple) by deed from Debra A. Jensen (as a single woman) dated August 9, 2006, recorded March 13, 2009 in Montgomery County Recorders of Deeds in Book 5724 Page 1227. (\$1.00)

**BEING COMMONLY KNOWN AS: 7704 Pine Rd
BEING TAX PARCEL # 52-00-14134-007**

Together with all and singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, 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 described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee heirs and assigns, to and for the only proper use and behoof of the said Grantee, Matt Stone and Glenna Stone heirs and assigns forever,

And the said Grantor, for their, heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee, Matt Stone and Glenna Stone heirs and assigns, by these presents, that the said Grantor and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, Matt Stone and Glenna Stone heirs and assigns, against them, the said Grantor and his/her/their heirs, and against all and every person and 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 by these presents specially WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered }
in the presence of us:

}


Debra A. Jensen

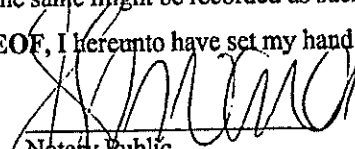

Stephen R. Kurens

COMMONWEALTH OF PENNSYLVANIA:

§:
COUNTY OF *Montgomery*:

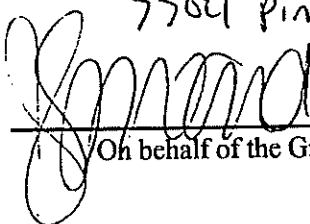
On the January 12, 2018, before me the undersigned officer, personally appeared Debra A. Jensen and Stephen R. Kurens, her husband (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

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


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Danielle Lynn Seward, Notary Public
Philadelphia County
My Commission Expires November 19, 2021
Commission Number 1225183

The address of the above-named Grantee is

7704 Pine Rd., Glenside
PA 19038

On behalf of the Grantee

Record and return to:
City Abstract LLC
1060 North Kings Highway Suite 206
Cherry Hill, NJ 08034

CAPA 201660

PARID: 520014134007
STONE MATTHEW & GLENNA

7704 PINE RD

Parcel

TaxMapID 52029 006
Parid 52-00-14134-00-7
Land Use Code 1101
Land Use Description R - SINGLE FAMILY
Property Location 7704 PINE RD
Lot #
Lot Size 20890 SF
Front Feet 118
Municipality SPRINGFIELD
School District SPRINGFIELD TWP
Utilities ALL PUBLIC//

Owner

Name(s) STONE MATTHEW & GLENNA
Name(s)
Mailing Address 7704 PINE RD
Care Of
Mailing Address
Mailing Address WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
304,460	304,460	

Estimated Taxes

County	1,194
Montco Community College	119
Municipality	1,375
School District	10,757
Total	13,445
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date 12-JAN-18
Sale Price \$964,500
Tax Stamps 9645
Deed Book and Page 6077-00316
Grantor JENSEN DEBRA A & KURENS STEPHEN R
Grantee STONE MATTHEW & GLENNA
Date Recorded 17-JAN-18

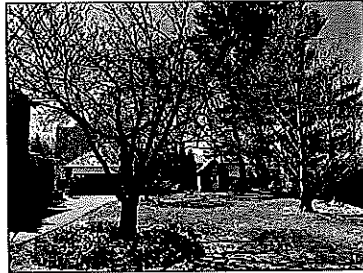
Section 114-131 Yard Encroachment

2. In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:

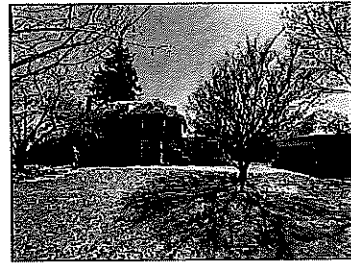
[Amended 5-9-1984 by Ord. No. 724]

- (a) Entirely separated from the main building.
- (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
- (c) Located no closer to the rear property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
- (d) *The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.*

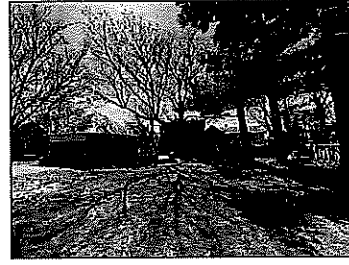
SITE PHOTOGRAPHS



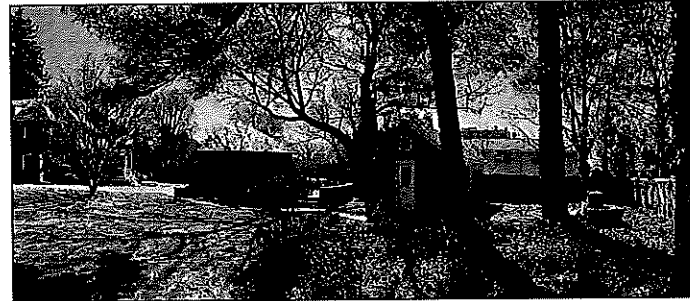
P1 VIEW FROM FRONT OF YARD LOOKING TOWARDS THE GARAGE AND EXISTING SHED



P2 VIEW FROM SIDE OF YARD LOOKING TOWARDS THE MAIN HOUSE AND GARAGE



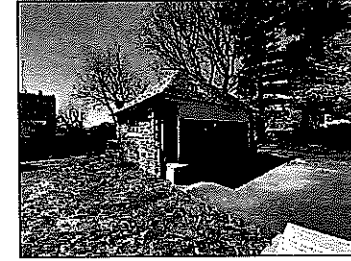
P3 VIEW FROM YARD LOOKING TOWARDS THE EXISTING GARAGE AND SHED



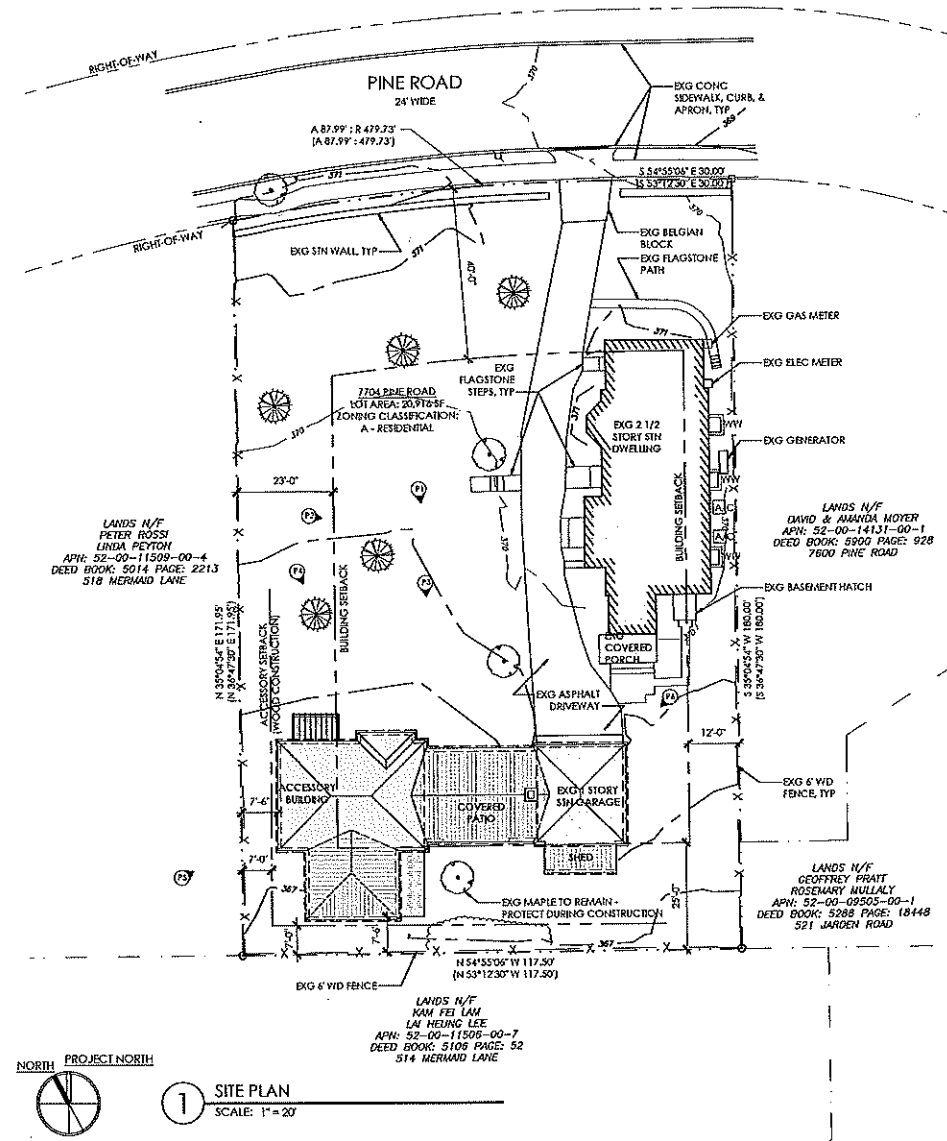
P4 VIEW FROM SIDE REAR YARD LOOKING TOWARDS THE EXISTING GARAGE AND SHED



P5 VIEW FROM REAR YARD LOOKING TOWARDS THE EXISTING GARAGE AND MAIN HOUSE



P6 VIEW FROM REAR YARD LOOKING TOWARDS THE EXISTING GARAGE



1 SITE PLAN
SCALE: 1" = 20'

ZONING CODE

CODE	TOWNSHIP OF SPRINGFIELD ZONING CODE
------	-------------------------------------

AREA DATA

ITEM	EXISTING	PROPOSED	TOTAL
LOT AREA	20,916 SF	NO CHANGE	20,916 SF
BUILDING ROOF AREA	1,684 SF DWELLING + 438 SF GARAGE + 249 SF SHED SUBTOTAL= 2,371 SF	1,265 SF ACCESS BLDG + 112 SF SHED DEMO: 249 SF SHED SUBTOTAL= 1,128 SF	3,499 SF
UNCOVERED & SINGLE STORY PAVED HARDSURFACE AREA	3,040 SF	750 SF PAVES DECK; 611 SF STONE PATIO + 157 SF PATH SUBTOTAL= 1,518 SF	3,022 SF
TOTAL IMPERVIOUS AREA (I+H+C)	5,411 SF	1,110 SF	6,521 SF

ZONING REQUIREMENTS AND ANALYSIS

TOPIC	CODE REQUIREMENT	EXISTING	PROPOSED
ZONING CLASSIFICATION	A RESIDENTIAL		
EARTH DISTURBANCE AREA	N/A		
HISTORICAL DESIGNATION	NOT REGISTERED		
PERMITTED USE	SINGLE FAMILY DWELLING		
PERMITTED BUILDING TYPE	DETACHED		
MINIMUM LOT AREA	12,500 SF	20,916 SF	NO CHANGE
MINIMUM LOT WIDTH	75'	117'-6"	NO CHANGE
FRONT YARD SETBACK	42'	37'-3"	NO CHANGE
SIDE YARD SETBACK MINIMUM	12'	6'-1"	NO CHANGE
SIDE YARD SETBACK AGGREGATE	35'	87'-9"	NO CHANGE
REAR YARD SETBACK	25'	74'-0"	NO CHANGE
MAXIMUM OCCUPIED AREA (B1 / A)	20%	15%	15%
MINIMUM OPEN AREA (A, B) / A)	80%	85%	85%
MAXIMUM BUILDING HEIGHT - (MEASURED TO MIDPOINT OF ROOF)	40'	EXISTING TO REMAIN	EXISTING TO REMAIN
ACCESSORY BUILDING	PERMITTED	2	2
ACCESSORY BUILDING SETBACKS	4' FOR MASONRY BLDG 7' FOR WOOD BLDG	31'-1" (SIDE @ EXG SHED) 4'-5" (REAR @ EXG SHED)	7'-4" (SIDE @ ACCESS BLDG) 7'-4" (REAR @ ACCESS BLDG)
ACCESSORY BUILDING HEIGHT	9' FOR FLAT/SHED ROOF; 12' FOR PITCHED ROOF	13'-6" PITCHED GARAGE ROOF	NO CHANGE TO GARAGE ROOF 9'-6" PITCHED SHED ROOF 13'-6" PITCHED ACCESS BLDG ROOF
MAXIMUM IMPERVIOUS COVERAGE (I)	N/A	26%	31%

GENERAL SITE PLAN NOTES

- SITE PLAN INFORMATION TAKEN FROM ASH ASSOCIATES, INC. EXISTING FEATURES SITE PLAN DATED APRIL 7, 2021 AS PREPARED FOR MATTHEW AND CLEMENA STONE.
- PROVIDE HAY BALES, SILTATION FENCES OR OTHER APPROPRIATE EROSION CONTROL MEASURES AROUND CONSTRUCTION SITE AND STORED MATERIALS.
- CLEAN STREET OF ALL DEBRIS AT THE END OF EACH WORK DAY.
- DOWNSPOUTS TO BE CONNECTED TO PROPOSED STORM WATER MANAGEMENT SYSTEM.
- CONTRACTOR TO SEED LAWN IN AREAS DISTURBED BY CONSTRUCTION ACTIVITY.

LEGEND

BF	BASEMENT FLOOR	GV	GAS VALVE
BY	BOTTOM OF WALL	INV	INVERT
CO	CLEANOUT	SL	STREET LIGHT
D	DRAIN	TG	TOP OF GRATE
DS	DOWNSPOUT	TW	TOP OF WALL
FF	FIRST FLOOR	UG	UNDERGROUND
FH	FIRE HYDRANT	UP	UTILITY POLE
GF	GARAGE FLOOR	VV	WATER VALVE
GS	GARAGE SILL	WW	WINDOW WELL
GU	GUTTER		

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	REVISED TOPOGRAPHIC CONTOUR
---	SILTATION FENCE
---	FENCE
---	INDICATES EXISTING ROOF AREA
---	INDICATES ADDITIONAL ROOF AREA
---	INDICATES UNCOVERED HARDSURFACE AREA TO BE REMOVED
---	INDICATES ADDITIONAL UNCOVERED HARDSURFACE AREA
---	EVERGREEN TREE
---	DECIDUOUS TREE



DESIGN - ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA CONSTRUCTION CODE AND THE PENNSYLVANIA DEPARTMENT OF REVENUE'S REVENUE CODE. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SET PLAN

COMMENTS

PROJECT: **STONE RESIDENCE**
7704 Pine Road
Clemena & Matthew Stone
7704 Pine Road
Wilmington, PA 19383

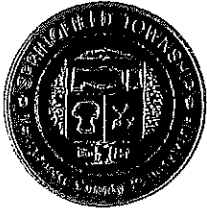
PROJECT NUMBER: **2111**

ISSUE DATE: **FEBRUARY 24, 2022**

SUBJECT: **ZONING VARIANCE SET NOT FOR CONSTRUCTION**

SHEET TITLE: **SITE PLAN & SITE PHOTOGRAPHS**

SHEET NUMBER: **Z0.1**



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

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 in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 28, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-05: This is the application of **1110 Willow Grove Avenue, LLC**, equitable owner of the properties addressed as 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel #5200-1863-7004. The applicant has requested a use variance from Section 114-61 of the Springfield Township Zoning Ordinance to allow for multi-family dwellings on the site. In addition, a dimensional variance from Section 114-62.A of the Zoning Ordinance has been requested to allow for a dwelling unit to be constructed on a lot of 4,380 sq. ft. instead of the required 8,000 sq. ft. A dimensional variance has also been requested from Section 114-62.A (1) to allow for the front yard setback to be reduced to 20 feet, instead of the required 30 feet. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, this information is also posted on our website @springfieldmontco.org.

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. 02 - 05

DATE: 2/25/2022

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We 1110 Willow Grove Avenue, LLC
(Name of Applicant)

Of (Address) 910 East Willow Grove Avenue, Glenside, PA 19038

(Telephone No.) c/o Attorney, Joseph C. Kuhls (484-684-4203) jckuhls@kuhlslaw.com

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.

Variances from the following sections of the Springfield Township Zoning Ordinance:

- Section 114-61 to permit multifamily dwellings;
- Section 114-62.A to permit lot are of 4,380 s.f. per family; and
- Section 114-62.A(1) to permit a front yard setback of 20 feet.

The property concerned is located at Willow Grove Avenue and Queen Street

Petitioner's Interest in the property is Legal Owner

Present use of property Institutional

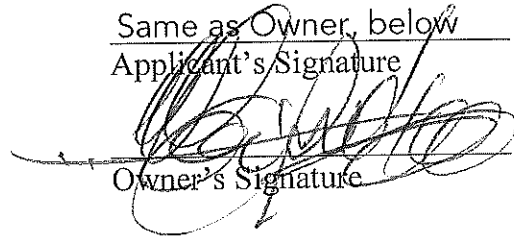
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

The variances requested will afford reasonable use of the subject property as a twelve-unit townhome development, as shown on the Site Plan attached to this Petition. The Applicant will, at the Public Hearing on this matter, present evidence and testimony satisfying the criteria set forth in the Springfield Township Zoning Ordinance, the Pennsylvania Municipalities Planning Code, and elsewhere, necessary to establish entitlement to the relief requested.

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

Check # 1300
\$ 1,200.00

Same as Owner, below
Applicant's Signature



Owner's Signature

Do not write in this space.

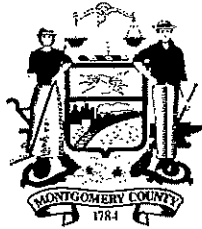
Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

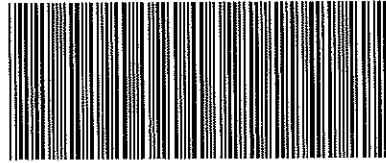




RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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 5900 PG 00095 to 00099
INSTRUMENT # : 2013125421
RECORDED DATE: 12/24/2013 11:04:29 AM



3026256-0015N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 2996461 - 4 Doc(s)
Document Date: 12/20/2013	Document Page Count: 4
Reference Info: 10606-c	Operator Id: estaglia
RETURN TO: (Email) Dallys Associates 731 Skippack Pike Building #3 Blue Bell, PA 19422	PAID BY: DALLYS ASSOCIATES


*** PROPERTY DATA:**

Parcel ID #:	52-00-18637-00-4
Address:	1110 WILLOW GROVE AVE
	WYNDMOOR PA 19038
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$745,000.00	DEED BK 5900 PG 00095 to 00099
TAXABLE AMOUNT: \$745,000.00	Recorded Date: 12/24/2013 11:04:29 AM
FEES / TAXES:	
Recording Fee:Deed	\$78.00
State RTT	\$7,450.00
Springfield Township RTT	\$3,725.00
Springfield School District RTT	\$3,725.00
eRecording Fee Per Doc	\$3.00
Total:	\$14,981.00

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

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: Dallys Associates
731 Skippack Pike, Building 3
Blue Bell, PA 19422

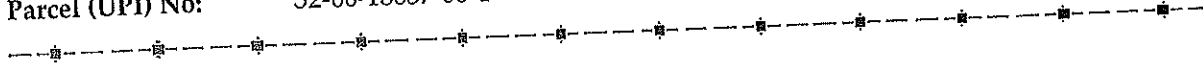
Return To: Dallys Associates
731 Skippack Pike, Building 3
Blue Bell, PA 19422
(215)646-3400

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18637-00-4 SPRINGFIELD TOWNSHIP
1110 WILLOW GROVE AVE
BREACHMENDERS ISAIAH 58 12
B 033 L U 001 5910 12/24/2013

\$10.00
BH

File Number: 10606-C

Parcel (UPI) No: 52-00-18637-00-4



DEED

This Indenture made the 20 day of December in the year of our Lord, Two thousand thirteen (2013)

Between, Breachmenders* Isaiah 58:12, a Pennsylvania Not for Profit Corporation (hereinafter called the Grantor) of the first part, and,

AND

1110 Willow Grove Avenue, LLC (hereinafter called the Grantee) of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of

Seven Hundred Forty Five Thousand and 00/100 (\$745,000.00) lawful

money of the United States of America unto it well and truly paid by the said Grantee, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns.

PREMISES "A"

PART 1: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the Southeastwardly side of Willow Grove Avenue (formerly known as Mermaid Lane) in the Township of Springfield, County of Montgomery, and State of aforesaid.

BEGINNING at a stone set for a corner of this and ground now or late of Thomas Zeitzanger; thence extending along the Southeast side of the said Willow Grove Avenue, North 37 degrees 25 minutes East, 121 feet to a stone, a corner; thence South 52 degrees 35 minutes East, 180 feet to a stone, a corner of ground now or late of Abram Unruh; thence South 37 degrees 25 minutes West, 121 feet to a stone, a corner of the said ground now or late of the said Thomas Zeitzanger and; thence North 52 degrees 35 minutes West, 180 feet to the place of beginning.

REMAINING PART: ALL THOSE THREE CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected, situate on the Southeastwardly side of the Mermaid Road (now called Willow Grove Avenue) in Springfield Township, Montgomery County and State of PA., bounded and described, as follows, viz:

BEGINNING at a stake set for a corner of this and ground conveyed or intended to be conveyed to Martin Kinds; thence by the aforesaid side of said road, South 42 degrees West, 90 feet 9 inches in front on said road and in length or depth between parallel lines at right angles with said road 180 feet.

BOUNDED on the North by ground late of Martin Kinds and now or late of Mrs. Grubb on the Southeast and Southwest by ground now or late of Abram Unruh and on the Northwest by Willow Grove Avenue, aforesaid.

PREMISES "B"

ALL THAT CERTAIN tract of land with the buildings thereon situate in Wyndmoor (formerly the Village of Springville) in the Township of Springfield, County of Montgomery and State of PA., to wit:

BEGINNING at a stone set for a corner on the Southeast side of Willow Grove Avenue, formerly Mermaid Lane, 144 feet Southwest from a corner of land of Henry Campbell and extending thence South 42 degrees 23 minutest West, along said Willow Grove Avenue 90 feet 9 inches to another stone set for a corner on the line of land of Luther Heilig; thence at right angles to said Willow Grove Avenue, South 47 degrees 37 minutes East, of the said width of 90 feet 9 inches between parallel lines 180 feet to the line of land of Abram Unruh, on which said line are two stones, set for corners of this lot, one on the lines of land of Luther Heilig and Abram Unruh, and the other on the lines of land of Frederick Gross and the said Abram Unruh.

BEING Parcel No. 52-00-18637-00-4.

Being the same premises which His Eminence Anthony J. Bevilacqua, Archbishop of Philadelphia, in his representative Capacity and not in his private or individual Capacity by his Attorney-in-Fact, Reverend Monsignor Joseph R. Cistone, Vicar General of The Archdiocese of Philadelphia and Reverend Robert J. Carroll, in his representative Capacity as Pastor of Seven Dolors Parish by Deed dated 3/11/2003 and recorded 4/7/2003 in Montgomery County in Deed Book 5452 Page 1036 conveyed unto Breachmenders* Isaiah 58:12, a Pennsylvania Not For Profit Corporation, in fee.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto 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 Grantor in law, as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, forever.

AND the said Grantor does by these presents covenant, grant and agree to and with the said Grantee, its successors and assigns, that it 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 Grantee, its successors heirs and assigns, against it, the said Grantor, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it them, or any of them, shall and will subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF the party of the first part has hereunto set its hand and seal.
Dated the day and year first written.

SEALED AND DELIVERED

IN THE PRESENCE OF US:

**Breachmenders* Isaiah 58:12, a Pennsylvania
Not for Profit Corporation**

BY: *Carol A. Cinotti*
Carol A. Cinotti, President

COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 20 day of December, 2013, before me a Notary Public, the undersigned officer personally appeared Carol A. Cinotti who acknowledged herself to be the President of Breachmenders* Isaiah 58:12, a not for profit corporation, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

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

My Commission Expires: *Dallys Novarina*
Notary Public

Grantees Address:

910 E Willow Grove Ave

Thynnmoo, Pa 19038

D Novarina

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Dallys Novarina, Notary Public
Whitpain Township, Montgomery County
My Commission Expires June 23, 2014

PARID: 520018637004
1110 WILLOW GROVE AVENUE LLC

1110 WILLOW GROVE AVE

Parcel

TaxMapID 52033 001
Parid 52-00-18637-00-4
Land Use Code 4326
Land Use Description C - OFFICE: MUL STORY 15000-50000 S.F.
Property Location 1110 WILLOW GROVE AVE
Lot #
Lot Size 37980 SF
Front Feet 303
Municipality SPRINGFIELD
School District SPRINGFIELD TWP
Utilities ALL PUBLIC//

Owner

Name(s) 1110 WILLOW GROVE AVENUE LLC
Name(s)
Mailing Address 910 E WILLOW GROVE LN
Care Of
Mailing Address
Mailing Address WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
461,900	461,900	

Estimated Taxes

County	1,812
Montco Community College	180
Municipality	2,086
School District	16,319
Total	20,397
Tax Lien	Tax Claim Bureau Parcel Search

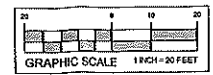
Last Sale

Sale Date 20-DEC-13
Sale Price \$745,000
Tax Stamps 7450
Deed Book and Page 5900-00095
Grantor BREACHMENDERS ISAIAH 58 12
Grantee 1110 WILLOW GROVE AVENUE LLC
Date Recorded 24-DEC-13

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

	PROPERTY LINE (PRO)
	PROPERTY LINE (INTERIOR)
	PROPERTY LINE (ADJACENT)
	ROADWAY CENTERLINE
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	EASEMENT LINE
	ZONE LINE
	TROLLEY LINE
	BUILDING EAVE / OVERHANG
	PROP. BUILDING EAVE / OVERHANG
	OVERHEAD WIRES

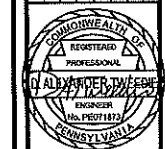


SITE DATA

THIS ZONING PLAN REFERENCE A SURVEY PREPARED BY
 BLUE MARSH ASSOCIATES, INC.
 531 EASTON ROAD, SUITE A
 WARRINGTON, PA 18988-2210
 P.E. NO. 21-A-372 / DATED 11/4/2021

OWNER OF RECORD/APPLICANT
 1119 WILLOW GROVE AVE, LLC
 818 E WILLOW GROVE LANE
 WINDYBROOK, PA 19033

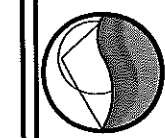
PARCEL DATA
 1110 WILLOW GROVE AVENUE
 MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP
 COMMONWEALTH OF PENNSYLVANIA
 P.O. No. 52-00-16037-00-4
 DEED BOOK 21, PAGE No. 10
 ZONING DISTRICT (B RESIDENTIAL)
 EXISTING USE: INSTITUTIONAL
 PROPOSED USE: MIX. 3-FAMILY (M)



D. ALEXANDER TWEED
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 871873
 NOT FOR CONSTRUCTION

PROJECT NO.	21006
DRAWN BY	DED
CHECKED BY	DAT
DATE	08/10/24
SCALE	2" = 100'-0"

LANDCORE
 Engineering Consultants, P.C.
 PHONE: 215-568-2519 | FAX: 215-568-2428
 PO BOX 376288 PHILADELPHIA, PENNSYLVANIA 19101-0628
 LANDCORECONSULTING.COM

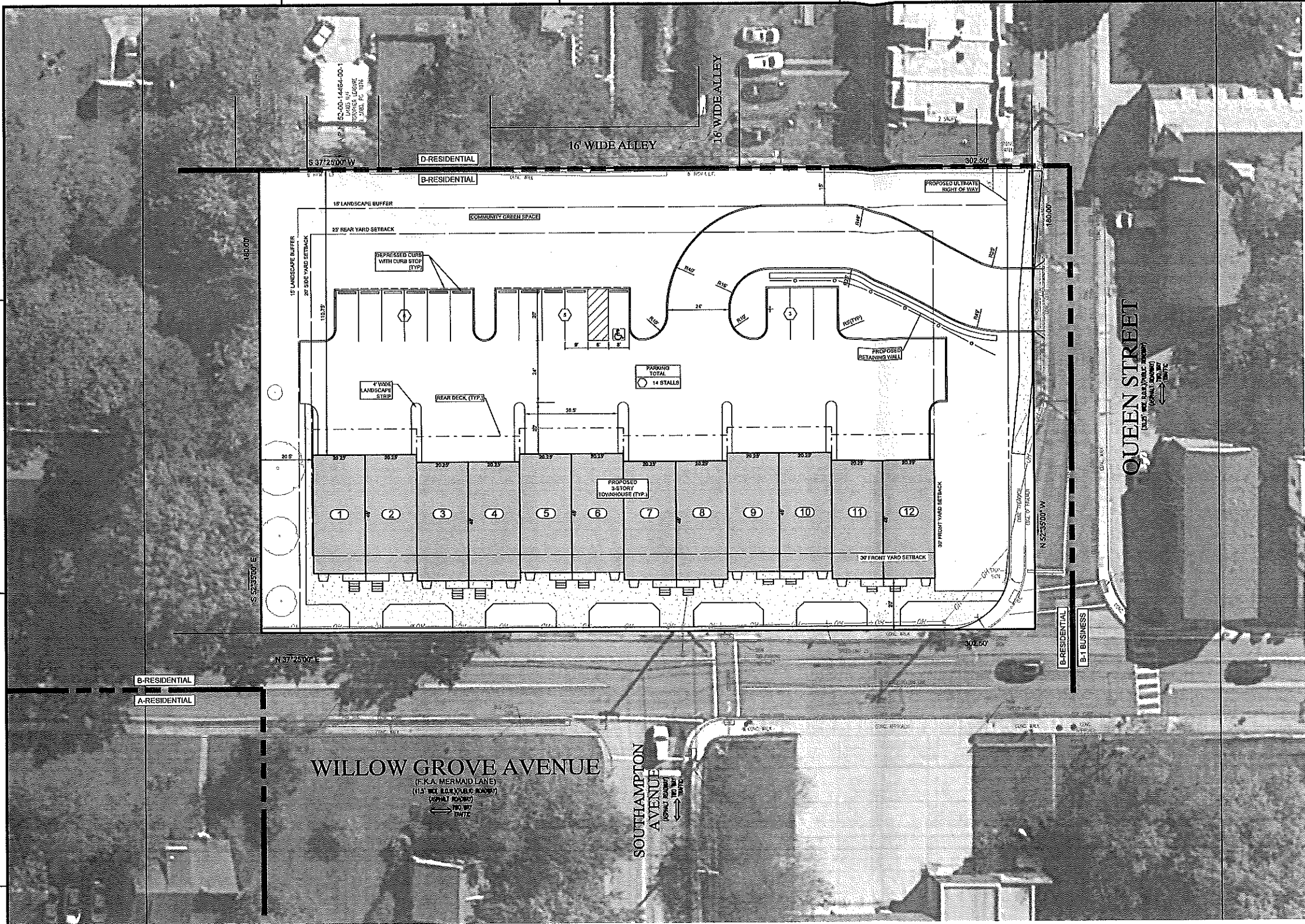


PROJECT: PROPOSED REDEVELOPMENT
 1110 WILLOW GROVE AVENUE
 MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP
 COMMONWEALTH OF PENNSYLVANIA
 APPLICANT: 1110 WILLOW GROVE AVENUE, LLC
 TITLE: ZONING PLAN
 DATE: 2022-02-02
 SHEET: 9 OF 9
 REV. NO.: 2

SECTION	DESCRIPTION
\$114.61	TO PERMIT MULTIFAMILY
\$114.62.A	TO PERMIT A LOT AREA PER FAMILY OF 4,300SF, WHEREAS 8,000SF PER FAMILY IS REQUIRED
\$114.62.A(1)	TO PERMIT A FRONT YARD DEPTH OF 20 FT, WHEREAS 30 FT IS REQUIRED

REQUIREMENT	REQUIRED	EXISTING	PROPOSED *	SECTION
BUILDING REQUIREMENTS				
MINIMUM LOT AREA	(SF) 8,000SF PER FAMILY 8,000 X 12 UNITS = 96,000 SF	64,450	52,500 (M)	\$114.62A
MINIMUM LOT WIDTH	(FT) 60	228.5	292.15	\$114.63
MINIMUM YARD SETBACKS				
FRONT YARD	(FT) 30	18.74	20 (M)	\$114.62A
SIDE YARD	(FT) 20	15.11	20.5	\$114.64(2)
REAR YARD	(FT) 25	8.9	110.75	\$114.64(1)
MAXIMUM IMPERVIOUS COVERAGE	(%) N/A	82.2%	56.3%	
	(SF) 44,770		31,655	
MAXIMUM BUILDING COVERAGE	(%) 30.0%	11.2%	21.4%	\$114.62B
	(SF) 31,200	6,119	11,237	
MAXIMUM BUILDING HEIGHT	(FT) 35		43*	

* (M) VARIANCE REQUIRED | (E) EXISTING NON-COMFORMANCE | (N) NEVER REQUESTED | (S) TO BE DETERMINED | (N/A) NOT APPLICABLE | (NS) NOT SPECIFIED
 ** ASSUMING ULTRATE ROW DEDICATION



D:\ARCHIVE\LANDCORE\PROJECTS\2024\08-10-24\ST REGULAR SPRINGFIELD PD DATA\DRAWINGS\PLANS\21006_DWG_LANDCORE_24_081024_21006.dwg
 DATE: 08/10/24 10:50:42 AM