



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

March 29, 2022

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

Joseph Kulhs, Esquire
352 N. Easton Road
Glenside, PA 19038

Re: Zoning Hearing Board Application #22-05; for the property located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1863-7004.

Dear Mr. Kuhls,

This letter is sent to inform you that on Monday, March 28, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for dimensional variances from Section 114-62.A, Section 114-62.A.(1) and a use variance from Section 114-61 of the Springfield Township Zoning Ordinance. This will allow for the construction of twelve townhouse style dwelling units to be constructed on the site. In addition, the units may be constructed at a density not to exceed 4,380 square feet per unit with a front yard setback of not less than 20 feet in depth. This decision is based on the testimony provided at the hearing and exhibits entered into the record for this application. The approval of this application has the following conditions:

1. The development of this site must be constructed in accordance with the testimony provided at hearing and the exhibits entered into the record for this application.
2. The applicant is required to obtain Land Development approval from the Board of Commissioners of Springfield Township.

The vote for approval of this application was two Members in favor and one Member in opposition. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,


Mark A. Penecale

Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Manager; Springfield Township



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

March 29, 2022

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

Mr. & Mrs. Matthew Stone
7704 Pine Road
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #22-04; for the property located at 7704 Pine Road, Wyndmoor, PA 19038, also known as Parcel #5200-1413-4007.

Dear Mr. & Mrs. Stone,

This letter is sent to inform you that on Monday, March 28, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a dimensional variance from Section 114-131.C.2 of the Springfield Township Zoning Ordinance. This will allow for the construction of the proposed accessory building to a height per Township Code not to exceed 15 feet, 6 inches. This decision is based on the testimony provided at the hearing and exhibits entered into the record for this application. The approval of this application has the following conditions:

1. The accessory building must be constructed in accordance with the testimony provided at hearing and the exhibits entered into the record for this application.
2. The accessory building is not permitted to be converted to a separate dwelling unit.
3. The accessory building is prohibited from having a kitchen facility installed.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale
Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Manager; Springfield Township
File Copy (2)