



**Springfield Township
Zoning Hearing Board
May 22, 2023
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 #23-05: This is the application of **Ms. Christina Visco**, owner of property located at 622 E. Gravers Lane, Wyndmoor, PA 19038, known as Parcel #5200-0778-0007. The applicant has filed an Appeal to the Actions of the Zoning Officer pertaining to the violation letter sent to her and dated January 13, 2023. The violation letter is for the operation of a Professional Home Office or a No-Impact Home Based Business in violation of Section 114-21 and Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant contends there is no office or business activity conducted at the property. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

Case #23-09: This is the application of **Teja Kammler**, owner of the property located at 911 Hunters Lane, Oreland, PA 19075 known as Parcel #5200-0928-0001. The applicant has requested a variance from Section 114-131. B.2.c of the Springfield Township Zoning Ordinance to allow for the construction of a 100 square foot accessory building 2 feet, 8 inches from the side property line. The required side yard setback is 7 feet. The proposed accessory building is a single-story structure under 12 feet in height. The property is zoned within the A-Residential District of Ward #7 of Springfield Township.

Case #23-11: This is the application of **Catherine & Joseph Dingley** owners of property located at 502 Lorraine Avenue, Oreland, PA 19075 known as Parcel #5200-1025-5001. The applicants have requested a variance from Section 114-12.A of the Springfield Township Zoning Ordinance to allow for the construction of an 700 square foot single story addition and a 154 square foot deck to the rear of the home that is within the limits of the flood plain as defined by FEMA. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

Case #23-12: This is the application of **Robertson & Ferry, LP**, owners of the property located at 1301 Mermaid Lane, Wyndmoor, PA 19038, known as Parcel #5200-1431-1001. The applicant has requested a special exception from Section 114-138.B to revise the existing non-conforming use from flower growing and arrangement design facility with retail sales to snowplow storage facility, in the alternative a variance from Section 114-61 has been requested. An interpretation of the term "Accessory Building/Accessory Use" as defined within Section 114-21, in the alternative a variance has been requested from Section 114-21 for the term "Accessory Building/Accessory Use", or a variance from Section 114-61 and a variance from Section 114-137.C that would allow for the storage containers number #1 through #11 and office trailer to remain on the property. A variance from Section 114-64.B.2 has been requested to allow the storage container labeled #8 & #9 to be 17.8 feet from the side property line instead of the required 20 feet. A variance has been requested from Section 114-64.C to allow storage containers #1 & #2 to be 10.2 feet from the rear property line instead of the required 25 feet. A variance has been requested from Section 114-131.D to allow the salt shed to remain at 20.9 feet in height, instead of the maximum permitted height of 20 feet. In addition, a variance has been requested to allow for the currently installed fencing to remain 8 feet in height instead of the maximum permitted height of 6 feet. All the relief requested is defined within the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

Case #23-13: This is the application of **Saint Genevieve Church & School**, owner of property located at 1237 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0159-1004. The applicant proposes to install a temporary classroom on the site and seeks a variance to allow the existing parking layout on the property to remain as currently installed. A variance has been requested from Section 114-134.A, Subsection (8) & (14) of the Springfield Township Zoning Ordinance. The approval of the requested variances would allow the proposed classroom to be installed without additional parking stalls being added to the site. The property is zoned within the B-1 Business District and the C-Residential District of Ward #1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, June 26, 2023 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

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Eddie T. Graham
Michael E. Maxwell
Jonathan C. Cobb
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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Daniel Z. Rivlin, Esq.
Buchanan Ingersoll & Rooney, PC
30 South 17th Street
Philadelphia, PA 19103

April 24, 2023

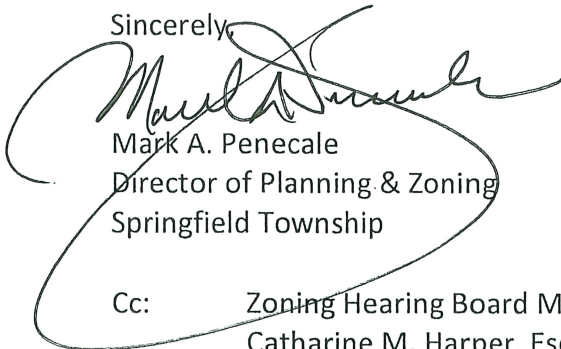
Re: Zoning Hearing Board Application #23-05, for the property located at 622 E. Gravers Lane, Wyndmoor, PA 19038. Known as Parcel #5200-0778-0007.

Dear Mr. Rivlin,

This letter is sent to inform you that on Monday, April 24, 2023, the Springfield Township Zoning Hearing Board granted the continuance jointly requested by both the Township and the Applicant on application #23-05, filed for the property located at 622 E. Gravers Lane, Wyndmoor, PA 19038. The Zoning Hearing Board continued the presentation of this application to their next scheduled meeting that will be held on Monday, May 22, 2023. This meeting has a 7:00 P.M. start time in the Board Room of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

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

Cc: Zoning Hearing Board Members
Catharine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Springfield Township Manager
James J. Garrity, Esq. Township Solicitor
Mr. & Mrs. Thomas Purple, 620 E. Gravers Lane, Wyndmoor, PA 19038
File Copy (2)



The Township of Springfield

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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, April 24, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

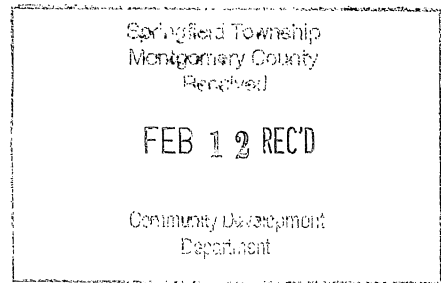
Case #23-05: This is the application of **Ms. Christina Visco**, owner of property located at 622 E. Gravers Lane, Wyndmoor, PA 19038, known as Parcel #5200-0778-0007. The applicant has filed an Appeal to the Actions of the Zoning Officer pertaining to the violation letter sent to her and dated January 13, 2023. The violation letter is for the operation of a Professional Home Office or a No-Impact Home Based Business in violation of Section 114-21 and Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant contends there is no home office or business activity conducted at the property. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is 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-DAY 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. 23-05

DATE: 2/9/23

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Christina Visco
(Name of Applicant)

Of (Address) 622 E. Gravers Lane, Wyndmoor, PA 19038

(Telephone No.) 973-424-5622

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 _____, Section _____, Subsection _____, of the Springfield Township Zoning Code.

Other (please specify) _____

The property concerned is located at 622 E. Gravers Lane, Wyndmoor, PA 19038

Petitioner's Interest in the property is Owner

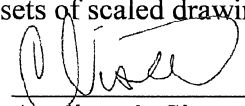
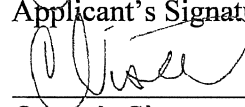
Present use of property Primary Residence, home office

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.

A Violation Notice was delivered in late January 2023 for an alleged violation of
Ordinance 114-21 and 114-139.2. However, there is no claim as to what provision of
said Ordinances was, were or are allegedly being violated and further, beyond the
owner using her house as a home office, there are no businesses being operated at the
premises.

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 # 322
\$500.00
Case #23-05
Mrs. Christina Visco
622 E Crawlers Lane.


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

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.

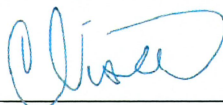
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.

Christina Visco

Printed Name of Applicant



Applicant's Signature and Date

**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.



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 6193 PG 01575 to 01579
INSTRUMENT # : 2020075982
RECORDED DATE: 09/17/2020 02:18:44 PM



5817406-0020Q

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE Page 1 of 5

Document Type: Deed	Transaction #: 6131974 - 2 Doc(s)
Document Date: 08/24/2020	Document Page Count: 4
Reference Info:	Operator Id: dkrasley
RETURN TO: (Simplifile) Heritage Land Transfer 1576 McDaniel Dr West Chester, PA 19380-6673 (610) 429-9200	PAID BY: HERITAGE LAND TRANSFER

*** PROPERTY DATA:**

Parcel ID #:	52-00-07780-00-7
Address:	622 E GRAVERS LN
	PA
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$2,250,000.00	DEED BK 6193 PG 01575 to 01579
TAXABLE AMOUNT: \$2,250,000.00	Recorded Date: 09/17/2020 02:18:44 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
State RTT \$22,500.00	
Springfield Township RTT \$11,250.00	
Springfield School District RTT \$11,250.00	
Total: \$45,086.75	



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 and Return to:

Heritage Land Transfer Company, Inc.
1576 McDaniel Drive
West Chester, PA 19380

610.429.9200
File No. HL23480F
UPI # 52-00-07780-007

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-07780-00-7 SPRINGFIELD TOWNSHIP
622 E GRAVERS LN
MAGUIRE JAMES J 2004 ANNUITY TRUST TARA M MAGUIRE & ROBERT L FRIEDMAN TRS
B 020 L U 011 1101 09/08/2020 JG

This Indenture, made the 24th day of August, 2020,

Between

**TARA M. MAGUIRE AND ROBERT I. FRIEDMAN, TRUSTEES OF THE
JAMES J. MAGUIRE 2004 ANNUITY TRUST, DATED 2-9-2004 FOR TARA
MAGUIRE**

(hereinafter called the Grantor), of the one part, and

CHRISTINA VISCO

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand And 00/100 Dollars (\$2,250,000.00)** 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 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 Grantee

ALL THAT CERTAIN lot or piece of .ground with the improvements thereon, situate in the Township of Springfield, in the County of Montgomery, and in the Commonwealth of Pennsylvania according to a plan prepared by Momenee and Associates, Inc. Consulting Civil Engineers and Land Surveyors titled "Lot Line Change Plan - 622 and 624 East Gravers Lane" Sheet 1 of 1 dated August 16, 2004 and last revised December 21, 2004 and recorded on September 9, 2005 in Plan Book 25, Page 225, Instrument No. 2005128073 as follows to wit:

BEGINNING at a point on the Southerly Right of Way line of East Gravers Lane (60' wide) said point being the Northwestern corner of 622 East Gravers Lane, and being located 454.15 feet from the corner of Gravers Lane and Ardmore Avenue; thence from said beginning point along the aforementioned Southerly right of way line of East Gravers Lane, North 40 degrees 35 minutes 00 seconds East 20.15 feet to a point marked by an iron pin; thence leaving said Southerly right of way line, of East Gravers Lane, North 44 degrees 58 minutes 00 seconds West, 10.03 feet to a point on the title line of East Gravers Lane marked by an iron pin; thence along aforesaid title line, North 40 degrees 35 minutes 00 seconds East 80.00 feet to a point; thence leaving said title line and crossing the aforesaid

Southerly right of way line of East Gravers Lane along line of lands of 624 East Gravers Lane, South 44 degrees 58 minutes 00 seconds East, 208.52 feet to a point; thence continuing along line of lands of 624 East Gravers Lane, South 40 degrees 35 minutes 00 seconds West, 91.91 feet to a point on line of lands now or formerly of Paul E. and Dorothy M. Henchey, thence along lands of Henchey, North 47 degrees 20 minutes 44 seconds West, 198.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 11.

BEING KNOWN as 622 East Gravers Lane.

Tax ID / Parcel No. 52-00-07780-00-7

Being the same premises which MEF Main Street, LLC, a Pennsylvania limited liability company by Deed dated 5-10-2016 and recorded 5-13-2016 in Montgomery County in Deed Book 5998 page 1718 conveyed unto Paul Edward Koren and Peyton Howell-Koren, husband and wife, in fee.

Being the same premises which Paul Edward Koren and Peyton Howell-Koren, husband and wife by Deed dated 11-18-2019 and recorded 12-2-2019 in Montgomery County in Deed Book 6163 page 589 conveyed unto Tara M. Maguire and Robert I. Friedman, Trustees of the James J. Maguire 2004 Annuity Trust, Dated 2-9-2004 for Tara Maguire, 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 unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, 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 above, 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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

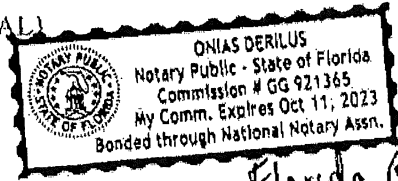
And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Trustee, and the same to be duly attested by its Trustee. Dated the day and year first above written.

ATTEST:

Onias Derilus

{SEAL}



TARA M. MAGUIRE AND ROBERT I. FRIEDMAN, TRUSTEES OF THE JAMES J. MAGUIRE 2004 ANNUITY TRUST, DATED 2-9-2004 FOR TARA MAGUIRE

By:

Tara M. Maguire, Trustee

By:

Robert I. Friedman, Trustee

Commonwealth of ~~Pennsylvania~~ } ss
County of Florida } 00
Palm Beach }

AND NOW, this 7th day of September, 2020, before me, the undersigned Notary Public, appeared **Tara M. Maguire**, who acknowledged himself/herself to be the **Trustee of Tara M. Maguire and Robert I. Friedman, Trustees of the James J. Maguire 2004 Annuity Trust, Dated 2-9-2004 for Tara Maguire**, a Trust, and he/she, as such **Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as **Trustee**.

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

Onias Derilus

Notary Public

My commission expires October 11, 2023

Commonwealth of Pennsylvania } ss
County of _____ }

AND NOW, this _____ day of _____, before me, the undersigned Notary Public, appeared **Robert I. Friedman**, who acknowledged himself/herself to be the **Trustee of Tara M. Maguire and Robert I. Friedman, Trustees of the James J. Maguire 2004 Annuity Trust, Dated 2-9-2004 for Tara Maguire**, a Trust, and he/she, as such **Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as **Trustee**.

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

Notary Public

My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

On behalf of the Grantee

ATTEST:

TARA M. MAGUIRE AND ROBERT I. FRIEDMAN, TRUSTEES OF THE JAMES J. MAGUIRE 2004 ANNUITY TRUST, DATED 2-9-2004 FOR TARA MAGUIRE

{SEAL}

[Handwritten signature: CFriedman]

By: _____
Tara M. Maguire, Trustee
By: _____ *[Handwritten signature]* Trustee
Robert I Friedman, Trustee

Commonwealth of Pennsylvania } ss
County of Montgomery

AND NOW, this _____ day of _____, _____, before me, the undersigned Notary Public, appeared **Tara M. Maguire**, who acknowledged himself/herself to be the Trustee of **Tara M. Maguire and Robert I. Friedman, Trustees of the James J. Maguire 2004 Annuity Trust, Dated 2-9-2004 for Tara Maguire**, a corporation, and he/she, as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Trustee.

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

Notary Public

My commission expires _____

Commonwealth of Pennsylvania } ss
County of Montgomery

AND NOW, this 24 day of August, 2020, before me, the undersigned Notary Public, appeared **Robert I. Friedman**, who acknowledged himself/herself to be the Trustee of **Tara M. Maguire and Robert I. Friedman, Trustees of the James J. Maguire 2004 Annuity Trust, Dated 2-9-2004 for Tara Maguire**, a corporation, and he/she, as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Trustee.

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

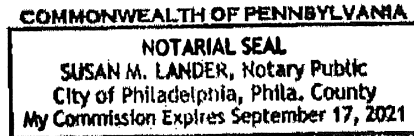
[Handwritten signature: Susan M Lander]

Notary Public

My commission expires 9/17/2021
he precise residence and the complete post office address of the above-named Grantee is:

[Handwritten address: 622 E Orwells Ln. Wyndmoor PA 19038]

On behalf of the Grantee





The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

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Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Ms. Christina Visco
622 E. Gravers Lane
Wyndmoor, PA 19038

January 13, 2023

VIOLATION NOTICE

Re: Business Activities at 622 E. Gravers Lane, Wyndmoor, PA 19038.

Violation Location: 622 E. Gravers Lane, Wyndmoor, PA 19038.

Violation Of: Springfield Township Zoning Ordinance Section 114-21 and Section 114-139.2, operation of a business or businesses at 622 E. Gravers Lane in non-compliance with limitations of a Professional Home Office or a No-Impact Home Based Business.

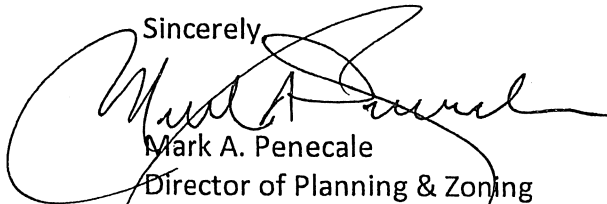
Action Required:

1. Cease all business activity at the property on or before 4:00 P.M. on Monday, January 23, 2023 or.
2. Within 30 days of the date of this letter, submit a Zoning Hearing Board application to try and obtain the required zoning relief to allow the business activity to remain in operation.
3. Within 30 days of this letter, appeal this violation notice to the Zoning Hearing Board.

If the property is brought into compliance by 4:00 P.M. on Monday, January 23, 2023 and remains in compliance with the requirements of the Springfield Township Zoning Ordinance, no further action will be taken. If you submit a Zoning Hearing Application within 30 days of the date of this letter, prosecution will be stayed, until such time that the Zoning Hearing Board renders their decision. Please be aware that violations of the Springfield Township Zoning Ordinance are punishable of a fine of as much as \$1,000.00 per offense, with each day the violation remains uncorrected being counted as a separate offense.

If there are any questions that you may have, I am available during normal office hours at 215-836-7600, ext. 1114.

Sincerely



Mark A. Penecale
Director of Planning & Zoning
Springfield Township

Cc: Michael Taylor; Springfield Township Manager
James McGarrity, Esq.; Springfield Township Solicitor
File Copy (2)



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

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Eddie T. Graham
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, May 22, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

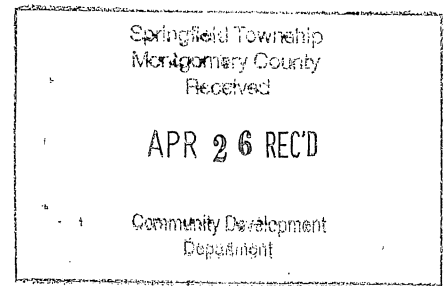
Case #23-09: This is the application of **Teja Kammler**, owner of the property located at 911 Hunters Lane, Oreland, PA 19075 known as Parcel #5200-0928-0001. The applicant has requested a variance from Section 114-131. B.2.c of the Springfield Township Zoning Ordinance to allow for the construction of a 100 square foot accessory building 2 feet, 8 inches from the side property line. The required side yard setback is 7 feet. The proposed accessory building is a single-story structure under 12 feet in height. The property is zoned within the A-Residential District of Ward #7 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is 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-DAY 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. 23-09

DATE: 4/26/2023

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Ms. Teja Kammler
(Name of Applicant)

Of (Address) 911 Hunters Lane, Oreland PA 19075

(Telephone No.) 215-915-6971

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 B.2.c, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 911 Hunters Lane, Oreland, PA 19075

Petitioner's Interest in the property is Property Owner

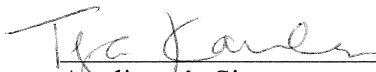

Present use of property Single Family Dwelling

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.

The need to place the accessory building within the side yard is due to the elevational changes within the rear yard and the condition of the site when we purchased the property. We purchased the property in 2020 and we are still pulling glass, bottles, trash and broken concrete from the rear yard. It is our plan to continue to clean up the rear yard for use by are hopefully growing family. We hope to place the shed 2 feet, 8 inches from the side property line.

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 #08
\$500.00
Case #23-09


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

**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.

Teja Kammer
Printed Name of Applicant

[Signature] 3/24/23
Applicant's Signature and Date

Deed

UPI # 52-00-09280-00-1

Lawrence J. Clark, III

TO

Lakshman Rajeswaran and Teja Anne
Kammler

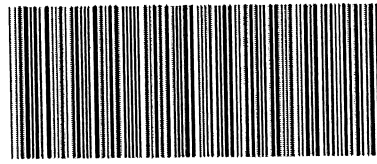
Professional Group Abstract LLC
2701 York Road
Jamison, PA 18929



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 6189 PG 02822 to 02826
INSTRUMENT # : 2020065195
RECORDED DATE: 08/14/2020 02:37:06 PM



5803433-0022N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6109139 - 1 Doc(s)
Document Date: 08/04/2020	Document Page Count: 4
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Paramount Property Search, Inc. 169 North Broad Street Doylestown, PA 18901 (215) 579-3223	PAID BY: PARAMOUNT PROPERTY SEARCH INC

*** PROPERTY DATA:**

Parcel ID #: 52-00-09280-00-1
Address: 911 HUNTERS LN

ORELAND PA
19075
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$217,000.00
TAXABLE AMOUNT: \$217,000.00
FEES / TAXES:
Recording Fee:Deed \$86.75
State RTT \$2,170.00
Springfield Township RTT \$1,085.00
Springfield School District RTT \$1,085.00
Total: \$4,426.75

DEED BK 6189 PG 02822 to 02826
Recorded Date: 08/14/2020 02:37:06 PM

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



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 and Return to:

Professional Group Abstract LLC
2701 York Road
Jamison, PA 18929

File No. PGA-1120-S-N-MB

UPI # 52-00-09280-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-09280-00-1 SPRINGFIELD TOWNSHIP
911 HUNTERS LN
CLARK LAWRENCE J III
B 084 L 355 U 034 1101 08/10/2020

\$15.00
JU

This Indenture, made the 4th day of August, 2020
Effective date August 5, 2020

Between

LAWRENCE J. CLARK, III

(hereinafter called the Grantor), of the one part, and

LAKSHMAN RAJESWARAN AND TEJA ANNE KAMMLER, HUSBAND AND WIFE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Seventeen Thousand And 00/100 Dollars (\$217,000.00)** lawful money of the United States of America, unto him 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, as tenants by the entirety, in fee

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania, described according to a certain plan of George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 24, 1948, which plan is recorded in the Office for the Recording of Deeds &c., in and for the County of Montgomery at Norristown, in Deed Book 1905 page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hunters Lane (50 feet wide) at the distance of 160 feet measured South 50 degrees 47 minutes East from a point of tangent in the same, which point of tangent is at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southeasterly side of Heather Road (50 feet wide).

CONTAINING in front or breadth on the said side of Hunters Lane 77.80 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Hunters Lane 150 feet.

BEING Lot No. 355 on the said Plan.

BEING County Parcel # 52-00-09280-00-1.

BEING known as 911 Hunters Lane.

BEING the same premises which James E. Conley, by Deed dated September 16, 1994; and recorded October 4, 1994, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5093, Page 151, granted and conveyed unto Lawrence J. Clark, III, in fee.

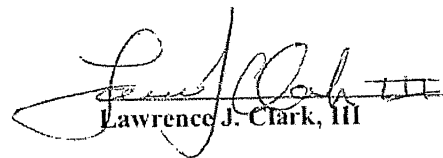
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders,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

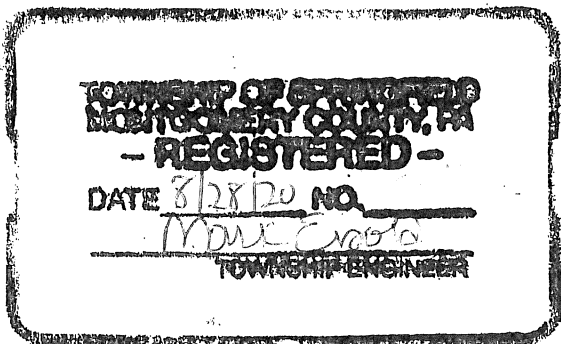
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use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

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
in the Presence of Us:

 (SEAL)
Lawrence J. Clark, III

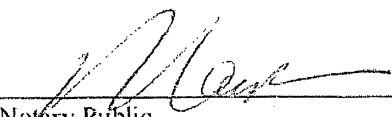


Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 4 day of August, 2020, before me, the undersigned Notary Public, personally appeared **Lawrence J. Clark, III**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Marie E. Thornton, Notary Public
Montgomery County
My commission expires January 3, 2022
Commission number 1166713
Member, Pennsylvania Association of Notaries



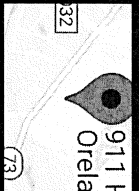
Notary Public
My commission expires 1.3.2022

The precise residence and the complete post office address of the above-named Grantee is:

**911 Hunters Lane
Oreland, PA 19075**

On behalf of the Grantee





911 Hunters Ln

 911 Hunters Ln, Orela...

 40.10°N, 75.18°W

911 Hunters Ln

Google Earth Imagery date: 9/9/22

10 m

Camera: 177 m 40°06'16" N 75°10'59" W 80 m





The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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Jonathan C. Cobb
Susanna O. Ratsavong

Ms. Teja Kammler
911 Hunters Lane
Oreland, PA 19075

March 17, 2023

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Construction of an accessory building at 911 Hunters Lane, Oreland, PA.

Dear Ms. Kammler,

This letter is sent to inform you that the accessory building in the process of being constructed within the side yard of your property located at 911 Hunters Lane, Oreland, PA 19075 requires a building permit. The permit should have been obtained prior to the project being started. It also appears that the accessory building is not seven feet from the side property line as required by Section 114-131.B.2.d of the Springfield Township Zoning Ordinance.

You are required to **Stop Work** on the project until such time that the required permit has been issued by Springfield Township. I have included a copy of the building permit application for your use. The installation of the accessory building without a permit is a violation of Section PM-301.9 of the Springfield Township Property Maintenance Ordinance. The building permit application must be submitted to our offices within 7 days of the date of this letter.

Failure to bring the property into compliance with the requirements of both the Springfield Township Zoning Ordinance and the Springfield Township Property Maintenance Ordinance are punishable with a fine of as much as \$1,000.00 per offense. 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

File Copy (2)

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-131. Yard encroachments.

- A. Front yards. No building and no part of a building shall be erected within or shall project into the required front yard (unless a greater projection is authorized as a special exception), except:
- (1) Cornices, eaves, gutters, open balconies or chimneys projecting not more than 18 inches.
[Amended 11-10-1993 by Ord. No. 797]
 - (2) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (3) Bay windows, not extending through more than one story and not projecting more than five feet.
 - (4) One-story open or enclosed porches, projecting not more than eight feet.
- B. Side yards.
- (1) No building and no part of a building shall be erected within or shall project into the required side yard, except:
 - (a) Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
 - (b) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards 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 side 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.

C. Rear yards.

- (1) No building and no part of a building shall be erected within or shall project into the required rear yard, except:
 - (a) Cornices, eaves, gutters, open balconies or chimneys, projecting not more than 18 inches.
[Amended 11-10-1993 by Ord. No. 797]
 - (b) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (c) Bay windows, not extending through more than one story and not projecting more than five feet.
 - (d) One-story open or enclosed porches projecting not more than 10 feet, provided that a five-foot rear yard is preserved.
[Amended 11-10-1993 by Ord. No. 797]
 - (e) Decks at grade level, where grade level shall be a height not to exceed 42 inches measured from the ground at the rear of the building wall, provided that a five-foot rear yard is preserved.
[Added 11-10-1993 by Ord. No. 797]
- (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:
 - (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.
 - (3) Provided further that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, in which the distance from the rear line of the lot to the line fixed by the front yard requirement as herein provided is less than 75 feet, a portion of the main building not wider than 20% of the width of the lot may project not more than 10 feet into the required rear yard.
 - (4) In no case shall the distance between the rearmost point of such projection and the rear lot line be less than the minimum side yard requirement provided herein for the district in which the lot is located.
- D. Building envelope. Notwithstanding the provisions of § **114-131B** and **C** of this chapter, accessory buildings shall not exceed 20 feet or one story in height, whichever is less.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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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, May 22, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

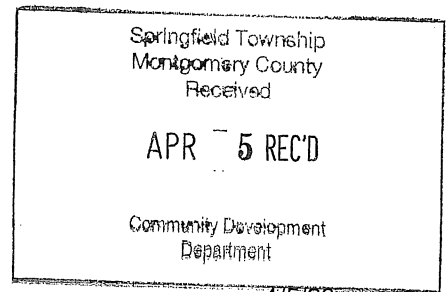
Case #23-11: This is the application of **Catherine & Joseph Dingley** owners of property located at 502 Lorraine Avenue, Oreland, PA 19075 known as Parcel #5200-1025-5001. The applicants have requested a variance from Section 114-12.A of the Springfield Township Zoning Ordinance to allow for the construction of an 700 square foot single story addition and a 154 square foot deck to the rear of the home that is within the limits of the flood plain as defined by FEMA. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

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

THERE IS A 30-DAY 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. #23-11

DATE: 4/5/23

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Catherine & Joseph Dingley

(Name of Applicant)

Of (Address) 502 Lorraine Avenue, Oreland, PA 19075

(Telephone No.) 215-850-0265

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 12,
Subsection A, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

The property concerned is located at 502 Lorraine Avenue, Oreland, PA 19075

Petitioner's Interest in the property is Property Owners

Present use of property Single Family Dwelling

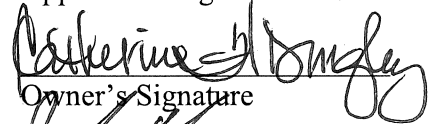
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We seek a variance to construct an addition to the rear of of home that will encroach
into a defind AE Flood Plain. The proposed addition will not have a negative impact
on the flow of storm water or the flood elevation. We have owned the property for 32
years and the proposed addition will allow us to age in place. The proposed addition
will include a first floor bathroom, updated kitchen and will allow us to convert the
existing living room to a first floor bedroom when needed. The proposed addition has
been reduced in size to decrease to impact on the flood plain.

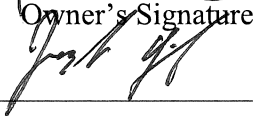
APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

CASE # 23-11
check # 5219
\$5000

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

**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.

Catherine + Joseph Dingley
Printed Name of Applicant

Catherine + Joseph Dingley
Applicant's Signature and Date

Commonwealth of Pennsylvania
County of Philadelphia
Montgomery

ss: }

On this, the 18 day of October, 1991, before me, a notary public for the Commonwealth of PA, residing in the City of Philadelphia the undersigned Officer, John D. Woltemate and Nancy H. Woltemate, his wife personally appeared

known to me (satisfactorily proven) to be the person s whose names X's (are) subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

NOTARIAL SEAL
NANCY KEELEY, Notary Public
Springfield Twp., Montgomery Co.
My Commission Expires Aug. 6, 1992

Nancy Keeley
NOTARY PUBLIC

747179C

John D. Woltemate, etux

TO

Joseph J. Dingley and Catherine Dingley, his wife

PREMISES: 502 Lorraine Ave.
Montgomery County
Springfield Twp
PA

The address of the above-named Grantee is

On behalf of the Grantee

This Indenture Made the 25 **day of**
October **in the year of our Lord one thousand nine hundred and Ninety-one** (191)

Between

John D. Woltemate and Nancy H. Woltemate, his wife

(hereinafter called the Grantor s), of the one part, and

Joseph J. Dingley and Catherine Dingley

(hereinafter called the Grantee s), of the other part,

Witnesseth That the said Grantor s

for and in consideration of the sum of
One hundred thirty-three thousand (\$133,000.00) Dollars -----
lawful
money of the United States of America, unto them well and truly paid by the said Grantee s ,
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 Grantee s, their heirs and assigns,

ALL THAT CERTAIN lot or piece of ground together with the dwelling house and other improvements thereon erected, SITUATE in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania being Lot #2 Block "B" on the Plan of Sunnybrook dated September 14, 1938 and made for John P. Henrie, said lot being more particularly described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lorraine Avenue (40 feet wide) at the distance of 75 feet Southwest from the intersection of the said Southeasterly side of Lorraine Avenue and the Southwesterly side of Ascot Road; thence South 35 degrees 53 minutes 30 seconds West 65 feet; thence South 54 degrees 06 minutes 30 seconds East 135 feet; thence North 35 degrees 53 minutes 30 seconds East 65 feet; thence North 54 degrees 06 minutes 30 seconds West 135 feet to the first mentioned point and place of beginning.

BEING Parcel No. 52-00-10225-00-1.

BEING the same premises which Robert T. Arnold and Sheridan T. Arnold, his wife by Deed December 10, 1958 and recorded in the Recorder of Deeds Office in and for the County of Montgomery in Deed Book 2930 page 580, granted and conveyed unto John D. Woltemate and Nancy H. Woltemate, his wife, in fee.

Together with all and singular the buildings 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 them

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 with the buildings and improvements thereon erected

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, for themselves, their

executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantor, their

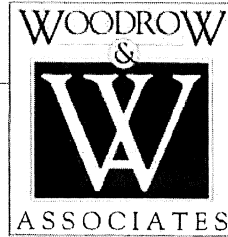
heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will WARRANT and forever DEFEND.

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

Sealed and Delivered
IN THE PRESENCE OF US:

John D. Woltemate (SEAL)
John D. Woltemate

Nancy H. Woltemate (SEAL)
Nancy H. Woltemate



March 27, 2023

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 502 Lorraine Avenue
Floodplain Conservation District Encroachment

Dear Mark:

Pursuant to your request, I have reviewed the potential engineering impacts for encroachment into our floodplain conservation district overlay of the application for the subject property located at 502 Lorraine Avenue in our community. I have attached a copy of the federal flood insurance rate map indicating a regulated base flood elevation of 179.00 based upon USGS datum. I have also reviewed section 114-2A.15 of our zoning code and would conclude the following:

1. No expansion or enlargement of an existing structure shall be allowed within the "floodway" that would cause an increase in the elevation of the base flood elevation. It does not appear that this property is encumbered by defined "floodway" nor will the proposal increase the base flood elevation.
2. No expansion or enlargement of any existing structure shall be allowed within any AE Areas/District without floodway together with all of their existing and anticipated development, increase the base flood elevation by more than 1 foot in the point. Again, it does not appear that this application would have an adverse impact on the base flood elevation.
3. Any improvement to the existing structure in an amount of 50% or more of its current market value shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this article. In this instance, compliance with the building code would be the threshold obligation.
4. Historic Structures – This property is not defined as an historic structure.
5. Building Code – The implementation of a building code obligating that no mechanical equipment, electrical equipment or finish space be located below the base flood elevation must be complied with.
6. Repetitive Loss – It appears that this property does not meet the definition of a repetitive loss structure.

March 27, 2023

Mark Penecale, Planning Director

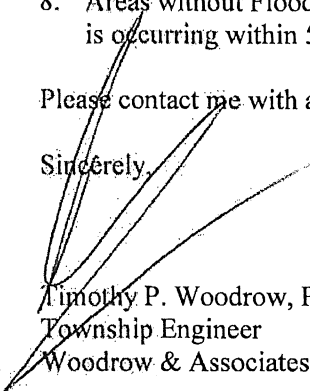
Springfield Township

Reference: 502 Lorraine Avenue
Floodplain Conservation District Encroachment

7. Floodway – This section again talks about new construction or development within the floodway. As this project does not anticipate any new construction, nor is the property encumbered by floodway definition, this section does not apply.
8. Areas without Floodway Designation – The exhibit plan must assure that no new development is occurring within 50 feet of the top of the bank of any watercourse.

Please contact me with any questions you may have regarding this application.

Sincerely,



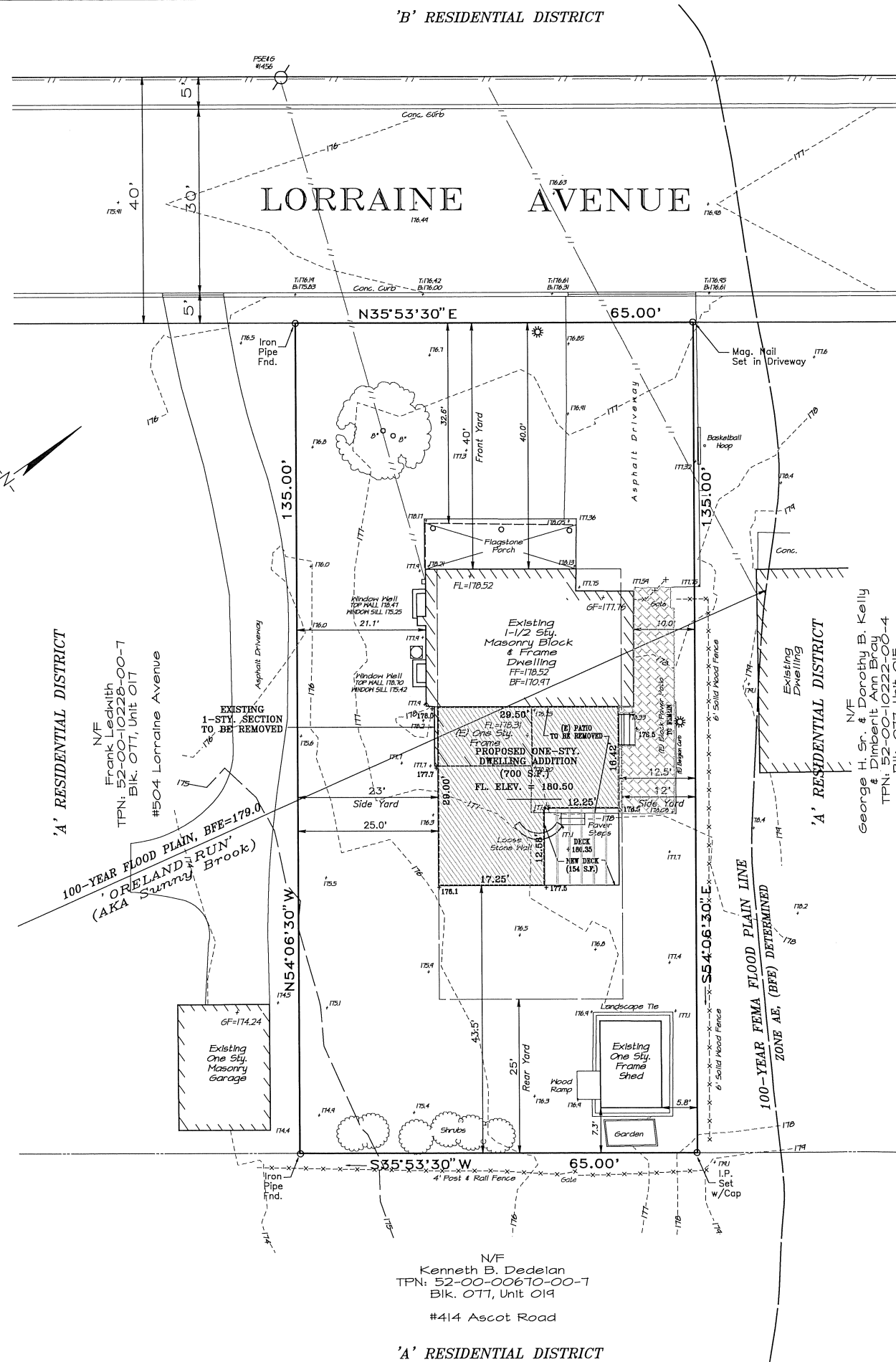
Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township
Catherine M. Harper, Esq. – Timoney Knox LLP
Gary Tilford, PLS – Charles E. Shoemaker, Inc.

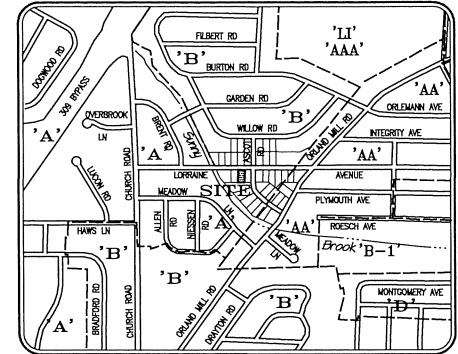
Section 114-12.A Uses Prohibited within a Flood Plain

- A.** No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.



LEGEND

- | | | | |
|-------------|----------------------|-----|------------------------------|
| --- 365 --- | CONTOUR LINE | --- | SANITARY LATERAL |
| + FL=365.25 | FLOOR ELEVATION | --- | OVERHEAD WIRE |
| + 364.2 | SPOT ELEVATION | --- | UNDERGROUND ELECTRIC |
| ⊕ FH | FIRE HYDRANT | --- | GAS MAIN |
| ⊕ PESP2 | UTILITY POLE | --- | WATER MAIN |
| ⊕ V | GAS VALVE | --- | EDGE OF WOODS |
| ⊕ W | WATER VALVE | --- | FENCE |
| ⊕ O | SEWER CLEAN OUT | --- | ZONING DISTRICT LINE |
| ⊕ WCS | WATER CURB STOP | --- | FEMA 100-YR FLOOD PLAIN LINE |
| --- | STORM SEWER W/ INLET | --- | STREAM LINE |
| --- | DECIDUOUS TREE | --- | SANITARY SEWER |
| --- | EVERGREEN TREE | --- | |
| --- | SIGN POST | --- | |



LOCATION MAP
SCALE: 1" = 400'

EXISTING SITE DATA:
LOT AREA TO LEGAL R/W 8,775 S.F.

BUILDING COVER	1,202 S.F.
CONC./PATIOS	562 S.F.
DRIVEWAY	888 S.F.
WALLS/MISC.	50 S.F.
TOTAL IMPERVIOUS COVER	2,702 S.F.

PROPOSED SITE DATA:
LOT AREA TO LEGAL R/W 8,775 S.F.

BUILDING COVER	1,750 S.F.
CONC./MISC.	79 S.F.
DRIVEWAY	888 S.F.
PATIO	271 S.F.
DECK	254 S.F.
TOTAL IMPERVIOUS COVER	3,142 S.F.

NET ADDITIONAL IMPERVIOUS COVER = 440 S.F.

AVERAGE SLOPE:

$$\text{SLOPE} = \frac{\text{AVERAGE}}{\text{SLOPE}} = \frac{0.0023}{0.2014 \text{ AC}} \times 1 \times 400 \text{ LF} = 4.6 \%$$

ZONING: 'A' RESIDENTIAL DISTRICT

LOT USE:	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
114-51.A.	Single-Family Detached	Single-Family Detached	Single-Family Detached	Single-Family Detached
LOT AREA, Min.	114-52.A.	12,500 S.F.	8,775 S.F. *	8,775 S.F. *
BUILDING AREA, Max.	114-52.B.	20 %	1,202 S.F./13.7 %	1,750 S.F./19.9 % *
LOT WIDTH, Min.	114-53.	75 FT.	65.0 FT. *	65.0 FT. *
BUILDING SETBACKS:				
FRONT YARD, Min.	114-54.A.(1)	40 FT.	40.0 FT. (Dwelling) *	40.0 FT. (Dwelling) *
SIDE YARD, Min. [1]	114-54.B.(1)	12 FT./35 FT. Aggr.	10.0 FT./31.1 FT. Aggr. *	10.0 FT./31.1 FT. Aggr. *
REAR YARD, Min.	114-54.C.	25 FT.	62.9 FT. *	43.5 FT. *
AVG. DEPTH <100 FT	114-54.C.	15 FT.	N/A	N/A
BUILDING HEIGHT, Max.	114-130.A.(1)	40 FT.	18.8 FT.	18.8 FT.
ACCESSORY BUILDINGS:				
BEHIND PRINCIPAL BLDG.	114-131.B.(2)(b)	10 FT., Min.	41.5 FT.	22.1 FT.
SIDE & REAR YARDS	114-131.B.(2)(c)	7 FT., Combustible	5.8 FT. (side) *	5.8 FT. (side) *
			7.3 FT. (rear)	7.3 FT. (rear) *
HEIGHT	114-131.C.(2)(a)	4 FT., Non-Combustible	-	-
	114-131.C.(2)(a)	9 FT., Flat Roof	-	-
	114-131.C.(2)(b)	12 FT., Pitched Roof	<12 FT.	<12 FT.
OFF-STREET PARKING:	114-134.A.(1)	Two Spaces	Three Spaces	Three Spaces
FLOODPLAIN CONSERVATION DISTRICT DEFINITION	114-122.A.(1)	FEMA ZONE AE		
	114-122.B.(2)(a)	Construction permitted only if increase in BFE is no more than one foot at any point. No construction permitted within 50 feet of the top of bank unless a permit is obtained from PA DEP.		
	114-122.B.(2)(b)	No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.		
	(V) 114-122.A.3.A			

(V) 114-XX.A.(1) - INDICATES ZONING RELIEF REQUIRED
* - INDICATES EXISTING NON-CONFORMING CONDITION

[1] In the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 85 feet, a single family dwelling may be built thereon with side yards of less width, when authorized as a special exception.

SITE DATA:

#502 LORRAINE AVENUE
RECORD OWNER: JOSEPH J. & CATHERINE DINGLEY
COUNTY PARCEL No.: 52-00-10225-00-1
BLOCK/UNIT No.: 52-077-016
DEED BOOK/PAGE No. 4990-01545
PARCEL AREA: 8,775 S.F. or 0.2014 Ac.
ZONING DISTRICT: 'A' RESIDENTIAL DISTRICT

NOTES:

- Boundary Information shown taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during July 2022. Metes & Bounds as shown are based on Deed Bearings. Rotation to State Plane Coordinate System is 01°01'37" Counter Clockwise.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Boyd Instrument virtual network system. Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
- Subject parcel is designated in Zone AE, 100-Yr. base flood elevations (BFE) determined, as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 377 of 451, Map No. 42091C0377G, effective March 2, 2016.
- These properties are both served with both public water by AQUA PA and and public sanitary sewer disposal by the Springfield Sanitary Sewer Department.
- Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 16 dated September 1, 2021. UrbB, Urban land-Duffield complex, 0 to 8 percent slopes.

REFERENCE PLANS:

- Plan of Revision of Lots made for Sunnybrook, Inc. by Barton & Martin dated June 20, 1950.
- Plan of Sunnybrook made for John P. Henrie by Barton & Martin dated September 14, 1938.



COUNTY PARCEL NO. 52-00-10225-00-1
BLOCK - UNIT 52-077-016
SITE ADDRESS 502 LORRAINE AVENUE ORELAND, PA 19075
DEED BOOK - PAGE 4990-01545

RECORD OWNER
JOSEPH J. & CATHERINE DINGLEY
502 LORRAINE AVENUE
ORELAND, PA 19075

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-578-7791
E-MAIL: charles@shoemaker.com

DATE	NO.	REVISION

ZONING EXHIBIT PLAN
OF
502 LORRAINE AVENUE
PREPARED FOR
JOSEPH J. & CATHERINE DINGLEY
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE MARCH 22, 2023
DWG NO. SP-766
JOB NO. 26971
SHEET NO. 1 OF 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

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Eddie T. Graham
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.

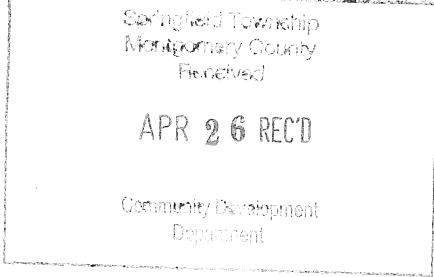
Monday, May 22, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-12: This is the application of **Robertson & Ferry, LP**, owners of the property located at 1301 Mermaid Lane, Wyndmoor, PA 19038, known as Parcel #5200-1431-1001. The applicant has requested a special exception from Section 114-138.B to revise the existing non-conforming use from flower growing and arrangement design facility with retail sales to snowplow storage facility, in the alternative a variance from Section 114-61 has been requested. An interpretation of the term "Accessory Building/Accessory Use" as defined within Section 114-21, in the alternative a variance has been requested from Section 114-21 for the term "Accessory Building/Accessory Use", or a variance from Section 114-61 and a variance from Section 114-137.C that would allow for the storage containers number #1 through #11 and office trailer to remain on the property. A variance from Section 114-64.B.2 has been requested to allow the storage container labeled #8 & #9 to be 17.8 feet from the side property line instead of the required 20 feet. A variance has been requested from Section 114-64.C to allow storage containers #1 & #2 to be 10.2 feet from the rear property line instead of the required 25 feet. A variance has been requested from Section 114-131.D to allow the salt shed to remain at 20.9 feet in height, instead of the maximum permitted height of 20 feet. In addition, a variance has been requested to allow for the currently installed fencing to remain 8 feet in height instead of the maximum permitted height of 6 feet. All the relief requested is defined within the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

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

THERE IS A 30-DAY 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: #23-12

DATE: April 25, 2023

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Robertson & Ferry LP
(Name of Applicant)

Of (Address) 1301 Mermaid Lane, Wyndmoor, PA 19038

(Telephone No.) c/o Attorney Joseph Kuhls (484-684-4203)

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

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

 X A **special exception** as provided for in Article XIII, Section 114,
Subsection 138.B, of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article , Section ,
Subsection , of the Springfield Township Zoning Code. Multiple variances are requested,

 Other (please specify) as outlined on Addendum

Interpretation- see Addendum

The property concerned is located at 1301 Mermaid Lane

Petitioner's Interest in the property is Legal Owner

Present use of property Floral Assembly, Warehousing, and Retail; and
Storage Yard for Winter Maintenance Equipment

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.

SEE ADDENDUM ATTACHED HERETO

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 # 23-12
check # 31584
\$1200.00



Applicant's Signature
By: Joseph C. Kuhls, Esq

Owner's Signature
Same as Above

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**

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THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

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

Robertson & Ferry LP

Printed Name of Applicant



April 25, 2023

Applicant's Signature and Date

By: Joseph C. Kuhls, Esquire

ADDENDUM TO ZONING HEARING BOARD APPLICATION

1301 Mermaid Lane (the "Subject Property") is located in the Township's B-Residential Zoning District, and has been put to use for many years as a business for floral growing, storage, assembly, and cultivation. Plans show a greenhouse operation on-site since at least 1922.

A 1990 Decision of the Springfield Township Zoning Hearing Board allowed continuation and expansion of that non-conforming use, including retail sales.

A 1999 Subdivision/Land Development Approval of Springfield Township subdivided the Subject Property into two lots, one of which was acquired by Springfield Township as a 6.36-acre park. That same Approval permitted numerous greenhouses and a storage/work area/office building on the remaining 3.91 acres retained by Applicant. That 3.91-acre parcel (retained by the Applicant) now forms the subject of this Application.

The Applicant, while continuing the Robertson's Flowers operation to support its Germantown Avenue retail store, now desires to lease an area formerly utilized by an independent orchid grower, as a snowplow equipment storage area. The Applicant is also willing (if the requested change in non-conforming use is granted) to relinquish all rights to conduct retail sales from the Subject Property.

Accordingly, the following relief pursuant to and from the Springfield Township Zoning Ordinance (the "Ordinance") is requested with reference to the Plan attached hereto:

1- Snow Plow Equipment Storage Use - A Special Exception pursuant to Ordinance §144-138.B is requested to permit the change from a) previous non-conforming retail sales and independent orchid growing operation, to b) permit a snowplow equipment storage yard; **OR** (in the alternative) a variance from the B-Residential use provisions of Ordinance §114-61, to permit the snowplow equipment storage yard.

2- Non-Residential Use of Accessory Structures - An interpretation of Ordinance §114-21 (Definition of Terms- Accessory Building/Accessory Use) that structures storing material "customarily incidental" to a principal use ("Storage Containers" and "Office Trailer" depicted on the Plan) are valid accessory structures/uses, albeit not residential; **OR** (in the alternative):

- a) a variance from the Ordinance §114-21 Definition of Accessory Building/Accessory Use;
- b) a variance from the B-Residential use provisions of Ordinance §114-61; and
- c) a variance from the Ordinance §114-137.C prohibition against the business use of a trailer or other vehicle for storage (if applicable), to permit the commercial use of those eleven (11) accessory "Storage Containers" (numbered #1 through #11 on the attached Plan) and Office Trailer (#12).

3- Side Yard Setback - Variances from the side yard setback requirements of Ordinance §114-64.B(2) to permit Storage Containers # 8 and #9 approximately 17.8 feet from the side property line, where a minimum of 20 feet is required.

4-Rear Yard Setback - Variances from the rear yard setback requirements of Ordinance §114-64.C to permit Storage Containers #1 and #2 approximately 10.2 feet from the rear property line, where a minimum distance of 25 feet is required.

5- Building Height - A Variance from Ordinance §131.D to permit a salt shed 20.9 in height, instead of the maximum 20 feet.

6 – Fence Height - A Variance from the Ordinance §135.B 6-foot-fence-height limitation, to permit an 8-foot-high chain-link fence along a portion of the Subject Property's side property line.

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
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

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



001825

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-14311-00-1 SPRINGFIELD
PLEASANT AVE
ROBERTSON BRUCE C &
B 034 U 062 L 0319 DATE: 12/26/00

REALTY TRANS TAX PAID
STATE
LOCAL
PIER

500
500
1000
1000
2000

01 JAN 24 AM 8:01

This Indenture Made the 6th day of December in the year of our Lord two thousand (2000)

Between BRUCE C. ROBERTSON and JOHN P. FERRY, JR., Co-Partners (t/a Robertson and Ferry), a Pennsylvania general partnership

(hereinafter called the Grantors), of the one part,

and

ROBERTSON and FERRY, LP, a Pennsylvania limited partnership

(hereinafter called the Grantee), of the other part.

Witnesseth that Robertson and Ferry, a Pennsylvania general partnership, merged with and into Robertson and Ferry, LP, a Pennsylvania limited partnership, on November 9, 2000, upon the filing of a Certificate of Merger with the Pennsylvania Department of State.

Witnesseth that, to reflect in the Montgomery County Recorder of Deeds office the transfer by operation of law resulting from the merger, the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1) lawful money of the United States of America, and other valuable consideration, unto them well and truly paid by the said Grantee, 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 they grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, as sole owner,

All That Certain real property as described in Exhibit "A" hereto, which is incorporated as if set forth in full.

Under and Subject to certain covenants, conditions and building restrictions of record.

Together with all and singular the buildings and 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

005347PG1892



at law as in equity, of, in, and to the same.

To Have and to Hold the said lot or piece of ground described herein, with the buildings and the 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, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, do by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, all and singular the hereditaments and premises hereinabove described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them all and every person or 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, shail and will, **under and Subject as Aforesaid, Warrant and forever Defend.**

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

Sealed and Delivered
In the Presence of Us:

Francis Skinn

Bruce C. Robertson (SEAL)
BRUCE C. ROBERTSON, Co-Partner

Rosalee Warren

John P. Ferry, Jr. (SEAL)
JOHN P. FERRY, JR., Co-Partner

The address of Grantees is:

134 Mermaid Lane
Wyndmoor, PA 19038

Record and Return to:

Richard C. Unger, Jr.
100 Four Falls Corporate Center
Suite 300
West Conshohocken, PA 19428
(610) 940-4190

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA
- REGISTERED -
DATE 12-15-00 NO.
Mark E. Wood
TOWNSHIP ENGINEER

DB: 347PG1893



COMMONWEALTH OF PENNSYLVANIA:

SS

Philadelphia
COUNTY OF MONTGOMERY

On this 6th day of December, 2000, before me the undersigned officer, personally appeared BRUCE C. ROBERTSON and JOHN P. FERRY, JR., known to me (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.

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

Alexandra S. Jones
Notary Public

00037473.WPD

Notarial Seal
Alexandra S. Jones, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Sept. 18, 2004
Montgomery County Association of Notaries

00037473PG1894



FOR OFFICIAL USE ONLY

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected to be erected thereon, Situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, bounded and described to a Plan of Subdivision entitled "Robertson Subdivision", drawn by Boucher and James, Inc., Land Surveyors, etc., Job No. 98-40-Q265, dated March 12, 1999, last revised July 9, 1999 and recorded in Plan Book A-58 page 447, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mermaid Lane (50 feet wide), said point of beginning is being at a point a corner of Lot No. 1 as shown on said plan; thence extending along said point of beginning and extending along the said Northwesterly side of Mermaid Lane, South 39 degrees 45 minutes 30 seconds West 400.58 feet to a point, a corner of lands now or late of Thomas J. and Ruth A. Vezzosi as shown on said plan; thence extending along the said lands of Vezzosi and others as shown on said plan, North 51 degrees 40 minutes 41 seconds West 420.13 feet to a point a corner of Lot No. 1, aforesaid; thence extending along the line of said Lot No. 1, the two (2) following courses and distances, viz: (1) North 39 degrees 45 minutes 30 seconds East 411.11 feet to a point; and (2) South 50 degrees 14 minutes 30 seconds East 420.00 feet to a point on the Northwesterly side of Mermaid Lane, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING Parcel Number 52-00-14311-00-1.

BEING part of the same premises which Thomas J. Andre, Trustee Under Deed of Trust dated August 21, 1970, by Indenture bearing date the 17th day of January 1989, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania on January 23, 1989, in Deed Book 4900 Page 1444, granted and conveyed unto Bruce C. Robertson and John P. Ferry, Jr., Co-Partners, in fee.



Margaret G. Gatzembach

00037468.WPD

General
ship or
of State

ledgo

FUSAL

DB. 347PG1895





REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	224
Page Number	290
Date Recorded	11/16/01

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Richard C. Unger, Jr., Esquire	Telephone Number:	
Street Address	100 Four Falls Corp Center, Ste. 300, West Conshohocken, PA	Area Code	(610) 419-4190
City	West Conshohocken	State	PA
Zip Code	19380		

B TRANSFER DATA

Grantor(s)/Lessor(s)	Co-Partners Bruce C. Robertson and John P. Ferry, Jr.	Date of Acceptance of Document	
Grantee(s)/Lessee(s)	Robertson and Ferry, LP, a Pa. limited Partnership		
Street Address	134 Mermaid Lane	Street Address	134 Mermaid Lane
City	Wyndmoor	City	Wyndmoor
State	PA	State	PA
Zip Code	19038	Zip Code	19038

C PROPERTY LOCATION

Street Address	1301 Mermaid Lane	City, Township, Borough	Springfield Township,
County	Montgomery	School District	Springfield
		Tax Parcel Number	52-00-14311-00-1

D VALUATION DATA

1. Actual Cash Consideration	\$1.00	2. Other Consideration	+ -0-	3. Total Consideration	= \$1.00
4. County Assessed Value	\$112,570.00	5. Common Level Ratio Factor	x 1.07	6. Fair Market Value	= 120,449.90

E EXEMPTION DATA

1a. Amount of Exemption Claimed	100%	1b. Percentage of Interest Conveyed	100%
---------------------------------	------	-------------------------------------	------

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/statutory party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Deed - Robertson and Ferry, a Pa. General partnership, merged with and into Robertson and Ferry, LP, a Pa. limited partnership, on November 9, 2000, upon the filing of a Certificate of Merger with the Pa. Dept. of State.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

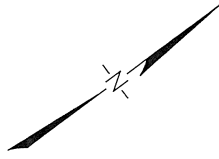
Signature of Correspondent or Responsible Party	Date
<i>Richard C. Unger</i>	11/16/01

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.





BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. NON-EMERGENCY MUST BE CONTACTED AHEAD OF TIME. PA ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATION. SERIAL NO. 20223360376



REFERENCE PLANS:

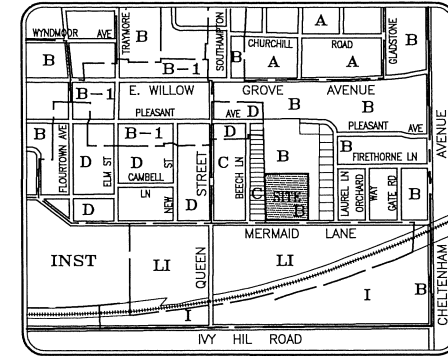
- Plan of Subdivision, Roverson Subdivision, T.M.P. 52-34-32 prepared by Boucher and James, Inc. dated 5/12/1999 and last revised 7/9/1999, recorded in Plan Book No. A-58 page 447.
- Plan of Development made for Crebar Corporation by Bartin & Martin dated 2/15/1940.
- Plan of Lots made for Herbert Construction Co. by Bartin & Martin dated 10/24/1947 recorded in Plan Book 1864 Page 600.
- Plan of Property made for Frank P. Myers by William T. Muldrew, civil engineer dated 1/11/1922.
- Site Plan prepared for Andre' Greenhouses, Inc. by C. Raymond Weir Associates, Inc. dated 4/18/1986.
- Site Plan prepared for Robertson's Flowers by Weir & Associates, Inc. dated 10/31/1991 and last revised 10/05/1992.

ZONING VARIANCE RELIEF REQUESTED:

- SEC. 114-61. - LOT USE, CONTRACTORS YARD
- SEC. 114-64.B(2) - SIDE YARD, STORAGE CONTAINERS
- SEC. 114-64.C. - REAR YARD, STORAGE CONTAINERS
- SEC. 114-131.D. - ACCESSORY HEIGHT, SALT SHED
- SEC. 114-135.B. - FENCE HEIGHT, EIGHT FEET
- SEC. 114-137.C. - PROHIBITED USE, STORAGE CONTAINERS

LEGEND

EXISTING		SANITARY LATERAL	
--- 385 ---	CONTOUR LINE	---	SANITARY LATERAL
+ FL-365.95	FLOOR ELEVATION	---	OVERHEAD WIRE
+ 364.2	SPOT ELEVATION	---	UG ELECTRIC
--- FH ---	FIRE HYDRANT	---	GAS MAIN
--- U ---	UTILITY POLE	---	WATER MAIN
o gv	GAS VALVE	---	UG COMMUNICATION
o wv	WATER VALVE	---	EDGE OF WOODS
o co	SEWER CLEAN OUT	---	FENCE
o wcs	WATER CURB STOP	---	ZONING DISTRICT LINE
---	STORM SEWER w/ INLET	---	FEMA 100-YR FLOODPLAIN
o	DEODOROUS TREE	---	STREAM LINE
o	EVERGREEN TREE	---	SANITARY SEWER
o	SIGN POST	---	NUMBER PARKING STALLS



LOCATION MAP
SCALE: 1" = 800'



COUNTY PARCEL NO. 52-00-14311-00-1
BLOCK - UNIT 52-034-062
SITE ADDRESS 1301 MERMAID LANE WINDMOR, PA 19038
DEED BOOK - PAGE 5347-01892

RECORD OWNER
ROBERTSON & FERRY, LP
1301 MERMAID LANE
WINDMOR, PA 19038

ZONING: 'B' RESIDENTIAL DISTRICT

LOT USE:	Z.O. SEC. No.	REQUIRED	EXISTING
LOT USE:	114-61.		Florist Business *
LOT USE:	114-61.		Storage Yard V
LOT AREA, Min.	114-62.A.	8,000 S.F.	170,454 S.F.
BUILDING AREA, Max.	114-62.B.	30 %	27,710 S.F./16.3%
LOT WIDTH, Min.	114-63.	60 FT.	400.5 FT.
BUILDING SETBACKS:			
FRONT YARD, Min.	114-64.A.(1)	30 FT.	176.95 FT.
SIDE YARD, Min.	114-64.B.(2)	20 FT.	107.2 FT.
REAR YARD, Min.	114-64.C.	25 FT.	132.7 FT.
BUILDING HEIGHT, Max.	114-130.A.(4)	50 FT.	21.5 FT.

STORAGE YARD ACCESSORY STRUCTURES:
Non-Residential Setbacks Same as Principal Buildings

STORAGE CONTAINER #	114-64.B.(2)	20 FT.	17.9 FT. V
STORAGE CONTAINER #9	114-64.B.(2)	20 FT.	17.8 FT. V

HEIGHT

SALT SHED	114-131.D.	20 FT. or One-Story	20.9 FT. V
STEEL STORAGE RACK	114-131.D.	20 FT. or One-Story	15.1 FT.
LIQUID STORAGE TANKS	114-131.D.	20 FT. or One-Story	9 FT.

FLORIST ACCESSORY STRUCTURES:
Non-Residential Setbacks Same as Principal Buildings

SIDE YARD	114-64.B.(2)	20 FT.	47.5 FT.
REAR YARD	114-64.C.	25 FT.	29.6 FT.
STORAGE CONTAINER #1 & 2	114-64.C.	25 FT.	10.2 FT. V

HEIGHT

GREENHOUSE	114-131.D.	20 FT. or One-Story	12.3 FT.
FRAME SHED <td>114-131.D.</td> <td>20 FT. or One-Story</td> <td>9.9 FT.</td>	114-131.D.	20 FT. or One-Story	9.9 FT.

OFF-STREET PARKING: 114-134.A.
Manufacturing, warehouse grower/processor facility

Other uses, Landscape Business	114-134.A.(14)	One P.S. / each 3 Persons of the design capacity base on table of max. floor area allowances per occupant (180 S.F.) & Occupants = 2 Spaces	38 Spaces
TOTAL PARKING	114-134.C.		39 Spaces

FENCE HEIGHT, Max.	114-135.		
FRONT YARD, Max. <td>114-135.A.</td> <td>4 FT.</td> <td>NONE</td>	114-135.A.	4 FT.	NONE
SETBACK 10 FT. <td>114-135.A.</td> <td></td> <td>NONE</td>	114-135.A.		NONE
SETBACK 15 FT. <td>114-135.A.</td> <td>6 FT.</td> <td>NONE</td>	114-135.A.	6 FT.	NONE
SIDE/REAR YARDS, Max. <td>114-135.B.</td> <td>6 FT.</td> <td>8 FT. V</td>	114-135.B.	6 FT.	8 FT. V

PROHIBITED USES:

STORAGE TRAILERS	114-137.C.	PROHIBITED USE	(2)-TRAILERS *
FLORIST TRAILERS	114-137.C.		(3)-TRAILERS V
STORAGE TRAILERS	114-137.C.		(6)-TRAILERS V
OFFICE TRAILER	114-137.C.		(1)-TRAILER V

* - INDICATES EXISTING LAWFUL NON-CONFORMING CONDITION
V - INDICATES ZONING VARIANCE RELIEF REQUESTED

NOTES:

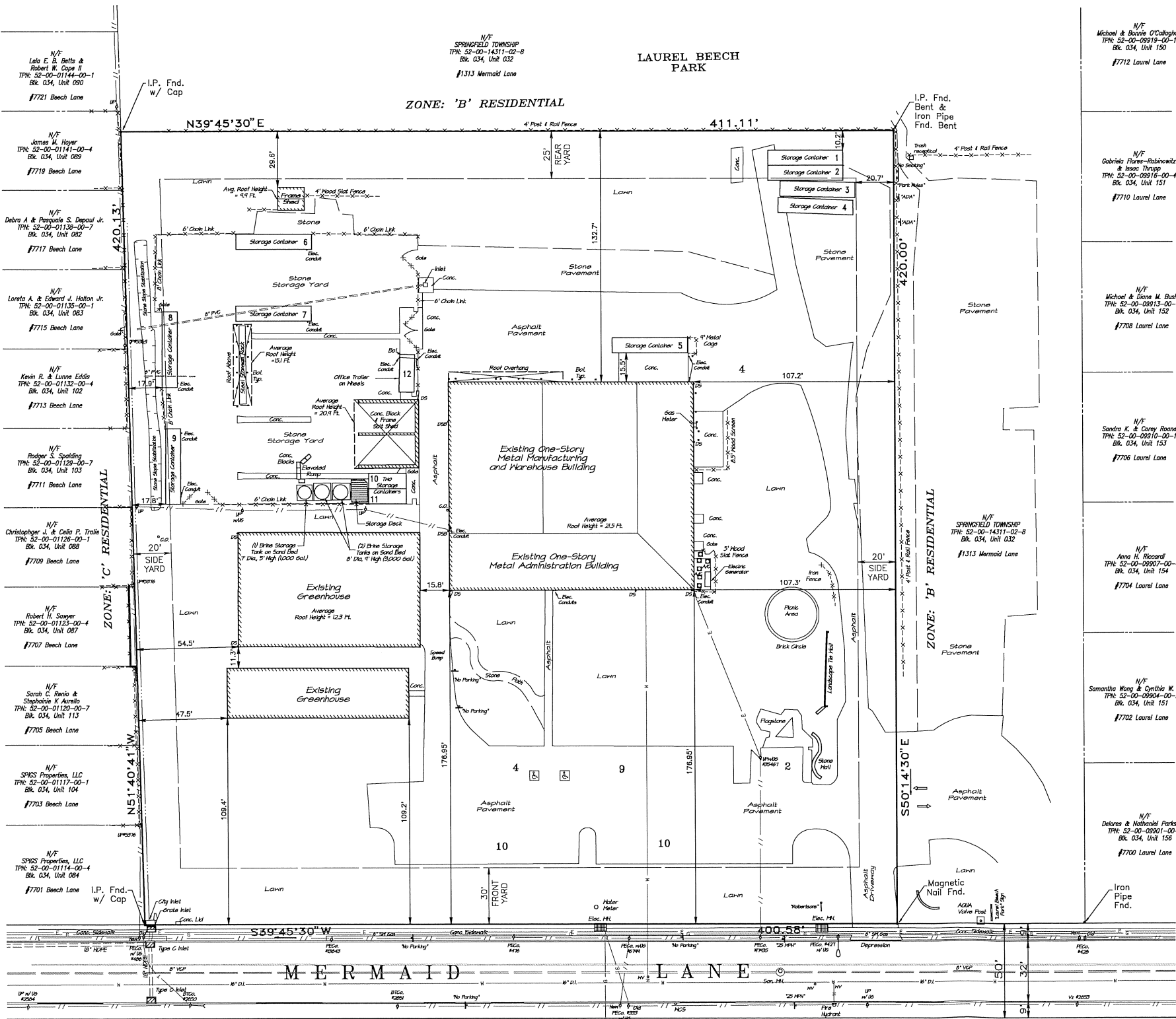
- Boundary and topographic information derived from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during December 2022. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is -339.42° counter clockwise.
- Horizontal Datum based on NAD 1983, SPCS3 Pennsylvania (South), Geoid Model g3003u08 using Topcon Topnet Live virtual network system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
- Subject parcel is designated in Zone X, areas determined to be outside the 100-Yr. floodplain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C03383G, effective March 2, 2016.
- This property is served with both public water by AQUA PA and public sanitary sewer disposal by the Springfield Sanitary Sewer Department.
- Soils properties on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 16, September 1, 2021.
UuB - Urban land-Udorthens, schist and gneiss complex, 0 to 8 percent slopes
- The parking spaces were not stripped at the time of survey. The number of parking spaces have been estimated based on the Off-street parking and loading requirements provided by Zoning Code Section 114-134.C. *shall be paved with dust-free, all weather surface, Each individual parking space shall be a minimum of 10 feet in width and 20 feet in length.

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2185 FAX: 215-576-7791
E-MAIL: ceshoemaker.com

DATE	NO.	REVISION
03/24/2023	1	ZONING RELIEF REVIEW
02/21/2023	2	ZONING PLAN REVIEW

EXISTING SITE PLAN OF 1301 MERMAID LANE
PREPARED FOR **ROBERTSON'S FLOWERS**
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JANUARY 3, 2023
DWG NO.: SP-764
JOB NO.: 27065
SHEET NO.: 1 OF 1



ZONE: 'LI' LIMITED INDUSTRIAL



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

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Eddie T. Graham
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, May 22, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-13: This is the application of **Saint Genevieve Church & School**, owner of property located at 1237 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0159-1004. The applicant proposes to install a temporary classroom on the site and seeks a variance to allow the existing parking layout on the property to remain as currently installed. A variance has been requested from Section 114-134.A, Subsection (8) & (14) of the Springfield Township Zoning Ordinance. The approval of the requested variances would allow the proposed classroom to be installed without additional parking stalls being added to the site. The property is zoned within the B-1 Business District and the C-Residential District of Ward #1 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

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

THERE IS A 30-DAY 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. 23-13

DATE: 4/27/23

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We St. Genevieve Church & School
(Name of Applicant)

Of (Address) 1225 Bethlehem Pike, Flourtown, PA 19031

(Telephone No.) 215-836-2828

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 XIII, Section 114-
134, Subsections (8) and (14), of the Springfield Township Zoning Code.

 X Other (please specify) Petitioner seeks above referenced Variance Relief as detailed
in Attachment 1 appended hereto

The property concerned is located at 1237 Bethlehem Pike, Flourtown, PA 19031

Petitioner's Interest in the property is Fee Simple Record Owner

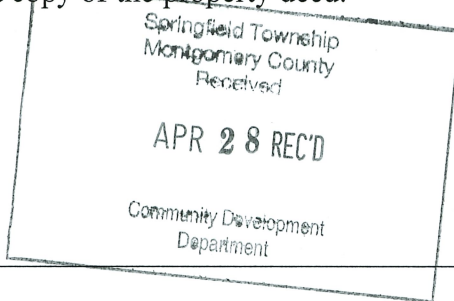
Present use of property Church and Elementary School

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.

See Attachment 1

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 # 58953
\$1,200.00
Case # 23-13



T.B.F.
Applicant's Signature

T.B.F.
Owner's Signature
Timothy B. Fenningham, Esq.
Attorney for Owner/Applicant

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.

St. Genevieve Church and School
Printed Name of Applicant

T. D. Fenningham 4/27/23
Applicant's Signature and Date

Timothy D. Fenningham, Esq.
Attorney for Owner/Applicant

ATTACHMENT 1

**BEFORE THE SPRINGFIELD TOWNSHIP ZONING HEARING BOARD
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF ST. GENEVIEVE SCHOOL

Property: 1237 Bethlehem Pike
Flourtown, Pennsylvania 19031

Tax Parcel No.: 52-00-01591-00-4

Zoning Classification: B Residential; C Residential; B-1 Business

A. Modular Classroom

Petitioner intends to install a modular classroom on the West Wissahickon Avenue side of its property at the location identified on the attached plan. The classroom will be subject to a two-year lease.

B. Petitioner hereby requests the following relief:

ZONING ORDINANCE SECTION

VARIANCE

114-134.A(8) and (14)

To allow a reduction in parking stalls required. Operationally, the Church parking demand currently controls, and will continue to control, parking requirements for the Property. Petitioner is not seeking a reduction in existing parking stalls at the Property. Petitioner merely seeks to continue to be permitted to operate with its current parking stall count. The proposed improvements will not have a negative impact on the Church parking needs and the existing parking stall count will be maintained.

C. Petitioner's Compliance with Zoning Ordinance Section 114-165

The relief requested by Petitioner meets the requirements of Springfield Township Zoning Ordinance Section 114-165.A in that:

- (1) The relief request is consistent with the Comprehensive Plan of Springfield Township;

[Attachment 1 Continued on Next Page]

- (2) The proposed relief is consistent with the character and development of the area surrounding the Property;
- (3) The proposed relief is suitable with respect to traffic and parking considerations;
- (4) Petitioner's access points to adjacent roads will remain the same;
- (5) The proposed relief is reasonable with respect to its access to public services and utilities;
- (6) The use of the adjacent properties has been adequately safeguarded;
- (7) The proposed relief is not detrimental to the safety and/or welfare of the Township;
- (8) Unique circumstances regarding the irregularity of the shape of the Property have caused unnecessary hardship due to which the Property could not otherwise be further developed in strict conformity with the current Zoning Ordinance necessitating the requested relief;
- (9) Petitioner has not created the above-referenced hardship; and
- (10) The requested relief represents the least possible modification of the regulations in issue.

[END OF ATTACHMENT 1]

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

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

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



73

This Indenture

Made the 28th

day of *March*

in the year of our Lord one thousand nine

hundred and FIFTY EIGHT

Between WILLIAM J. GOSS and EDITH

his wife, Flourtown, Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania

(hereinafter called the Grantors), of the one part, and REVEREND THOMAS G. DELANEY, an Pastor of ST. GENEVIEVE ROMAN CATHOLIC PARISH, Flourtown, Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania; and not in his private or individual capacity, acting herein with the authorization of His Excellency, Most Reverend John F. O'Hara, C.S.C., Archbishop of Philadelphia (hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of THIRTY-TWO THOUSAND (\$32,000) dollars lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his successors and Assigns, solely in his capacity as Pastor of ST. GENEVIEVE ROMAN CATHOLIC PARISH, Flourtown, Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania, and not in his private or individual capacity.

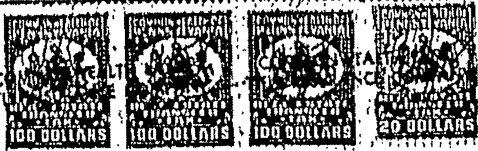
ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in the Township of Springfield, County of Montgomery State of Pennsylvania, and described according to a survey and plan thereof made by George B. Mobus, Registered Professional Engineer of Glenside, Pennsylvania dated October 26, 1948, as follows to wit:

BEGINNING at a point in the Westerly side of Bethlehem Pike (60 feet wide) at the distance of 233.50 feet measured Southwardly from the intersection which the Westerly side of Bethlehem Pike produced makes with the original center line of Wissahickon Avenue (30 feet wide but since widened 10 feet on the North-westerly side to its present width of 40 feet); thence along the said side of Bethlehem Pike South 2 degrees 51 minutes 26 seconds West 128.55 feet to a point; thence South 88 degrees 34 minutes 26 seconds West passing over a stone near the Westerly side of Bethlehem Pike 126.33 feet to a stone; thence North 2 degrees 15 minutes 34 seconds West 37.31 feet to a stone; thence North 82 degrees 23 minutes 34 seconds West 49.62 feet to a stone; thence North 74 degrees 35 minutes 34 seconds West passing over a stone near the Southeasterly side of Wissahickon Avenue 126.37 feet to a point in the Southeasterly side of the aforementioned Wissahickon Avenue (40 feet wide); thence along the said side of Wissahickon Avenue North 48 degrees 29 minutes 26 seconds East 82.80 feet to a point; thence South 89 degrees 48 minutes East passing over a stone near the Southeasterly side of Wissahickon Avenue and passing over a stone near the Westerly side of Bethlehem Pike 243.18 feet to the place of beginning.

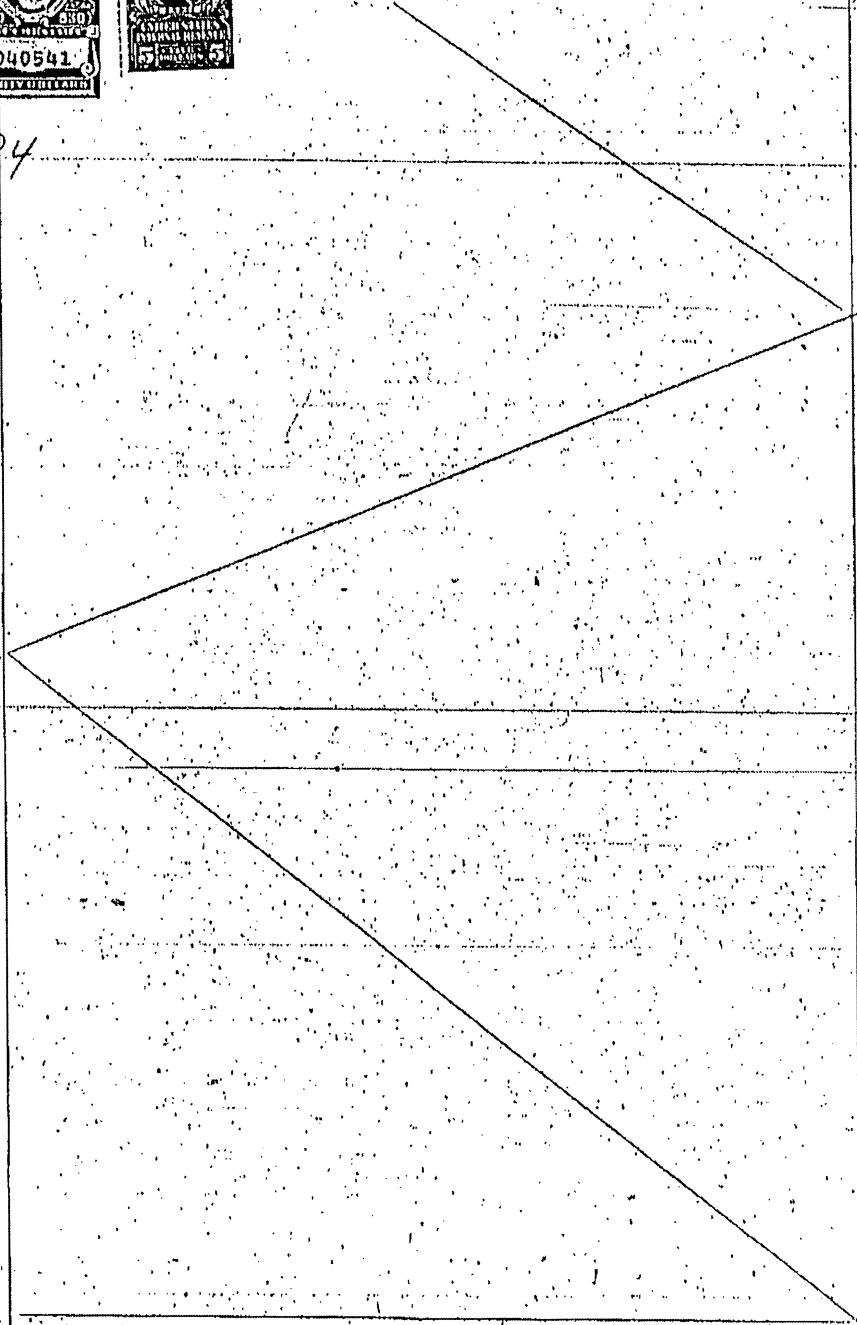
BEING the same premises which Gussie S. Goss, widow by Indenture bearing date the 17th day of September A. D. 1957 and recorded in the Office for the Recording of Deeds in Montgomery County in Deed Book 2822 page 398 [wherein the distance along the second course (South 88 degrees 34 minutes 26 seconds West) of 126.33 feet was erroneously omitted] granted and conveyed unto William J. Goss and Edith, his wife, in fee.



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74



75 Together with all and singular — the buildings, — improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto 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, in law, 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 above described with the buildings, improvements, thereon erected

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his successors — and Assigns, to and for the only proper use and behoof of the said Grantee, Reverend Thomas G. Delaney, as Pastor ~~and his successors~~ aforesaid, and not in his private or individual capacity, and his successors as such Pastor, forever, subject to his control and disposition as aforesaid, and limited by the canons and ecclesiastical law of the Roman Catholic Church.

VALUE OF PREMISES AS DEFINED BY
OPERATIONS OF THE 32,000 AND TAX
PAID ON SUCH VALUE.
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

By: Harold Kehring

And the said Grantors, for themselves, their

Heirs, Executors, and Administrators DO — by these presents covenant, grant and agree, to and with the said Grantee, his successors — and Assigns, that they, the said Grantors, their

Heirs, all and singular, the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his successors — and Assigns, against — them — the said Grantors, their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them — or any of them, Shall and Will

WARRANT and forever DEFEND.

In Witness Whereof the said parties — of the first part to these presents hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
Edna Faber
Edwin Goring

The State stamp, affixed represents full consideration including fees and encumbrances.
William J. Goss
WILLIAM J. GOSS
Edith Goss
EDITH GOSS
Edith Goss
EDITH GOSS

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RECEIVED on the day of the date of the above Indenture of the above-named Grantor, the full consideration therein mentioned

WITNESS AT SIGNING:

William J. Goss
Edith Goss

William J. Goss
WILLIAM J. GOSS
Edith Goss
EDITH GOSS

ON THE 28th day of March Anno Domini 19 58, before me, the subscriber, a Notary Public residing in the County of Montgomery, personally appeared the above-named WILLIAM J. GOSS and EDITH, his wife

and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such.

I FURNISH my hand and notarial seal the day and year aforesaid.

Robert M. Gandy
Notary Public
Springfield Twp, Montg. Co.
My Commission Expires 1-29-59

The residence of the within-named Grantor is 7 West Wissahickon Avenue, Flourtown, Pa.
On behalf of said Grantor

Mar 22 2 41 PM '58
Notary Public
Montgomery County

COMMONWEALTH LIFE
INSURANCE COMPANY

Dead
L. S. 46 yec AM

WILLIAM J. GOSS, and EDITH
his wife
Flourtown, Pa.
GRANTORS
to 1142

REVEREND THOMAS G. DELANEY as
Pastor of St. Genevieve's Roman
Catholic Parish, Flourtown, Pa.
and not in his private or indi-
vidual capacity, acting with the
authorization of his Excellency,
The Most Reverend John F. O'Hara
C.S.C. Archbishop of Phila-
delphia, Pa.
GRANTEE

No. 210
Ter & Lehigh Co., 11 N. 13th St., Philadelphia

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PENNA.
REGISTERED

DATE DAVID W. BAUSGAUGE
Township Engineer

8-29-57

RECORDED in the Office for Recording of Deeds in and for Montgomery County
in Dead Book No. 2866 page 73 &c.

WITNESS my hand and seal of Office this 2nd
day of April Anno Domini 19 58

Recorder *William J. Goss*

Section 114-134: Off-Street Parking & Loading

A. Off-street parking shall be provided for the following uses with each parking space accessible from a street and located on the lot on which such use is situated.

(1) Any dwelling. Two parking spaces for each housekeeping unit. Garages or driveways of individual units may be considered as parking areas. No parking space shall be provided nor parking permitted in the required front yard areas of multiple dwellings.

(2) Multifamily Apartment District. In each Multifamily Apartment District there shall be one parking place for each one-bedroom apartment dwelling unit and two parking spaces for each two-or-more-bedroom dwelling unit, plus 15% surplus parking. In no event shall there be less than 1 1/2 parking spaces per dwelling unit for the entire multifamily apartment development.
[Added 7-12-1989 by Ord. No. 77¹¹¹]

(1)

Editor's Note: This ordinance also provided for the redesignation of Subsection A(2) through (12) as Subsection A(3) through (13).

(3) Retail store or shop, including, without limitation, dispensary facilities. One parking space for each 100 square feet of total floor area.

[Amended 4-12-2017 by Ord. No. 950]

(4) Restaurant. One parking space for each 50 square feet of total floor area.

(5) Office. One parking space for each 200 square feet of total floor area.

(6) Shopping center. Five and one-half parking spaces for each 1,000 square feet of total leasable area.

(7) Hotel, motel, rooming house or tourist home. One parking space for each rental unit, plus one parking space per employee on the largest shift.

(8) Church, auditorium or other place of public assemblage. One parking space for every 50 square feet of total floor area.

(9) Hospital. One parking space for every bed, plus one parking space per employee on the largest shift.

(10) Library or museum. One parking space for each 800 square feet of floor area devoted to public use.

(11) Nursing home. One parking space for every 10 occupants, plus one parking space per employee on the largest shift.

(12) Manufacturing, warehouse or grower/processor facility. One parking space for each 400 square feet of total floor area or one space per employee on the largest shift, whichever is greater.

[Amended 4-12-2017 by Ord. No. 950]

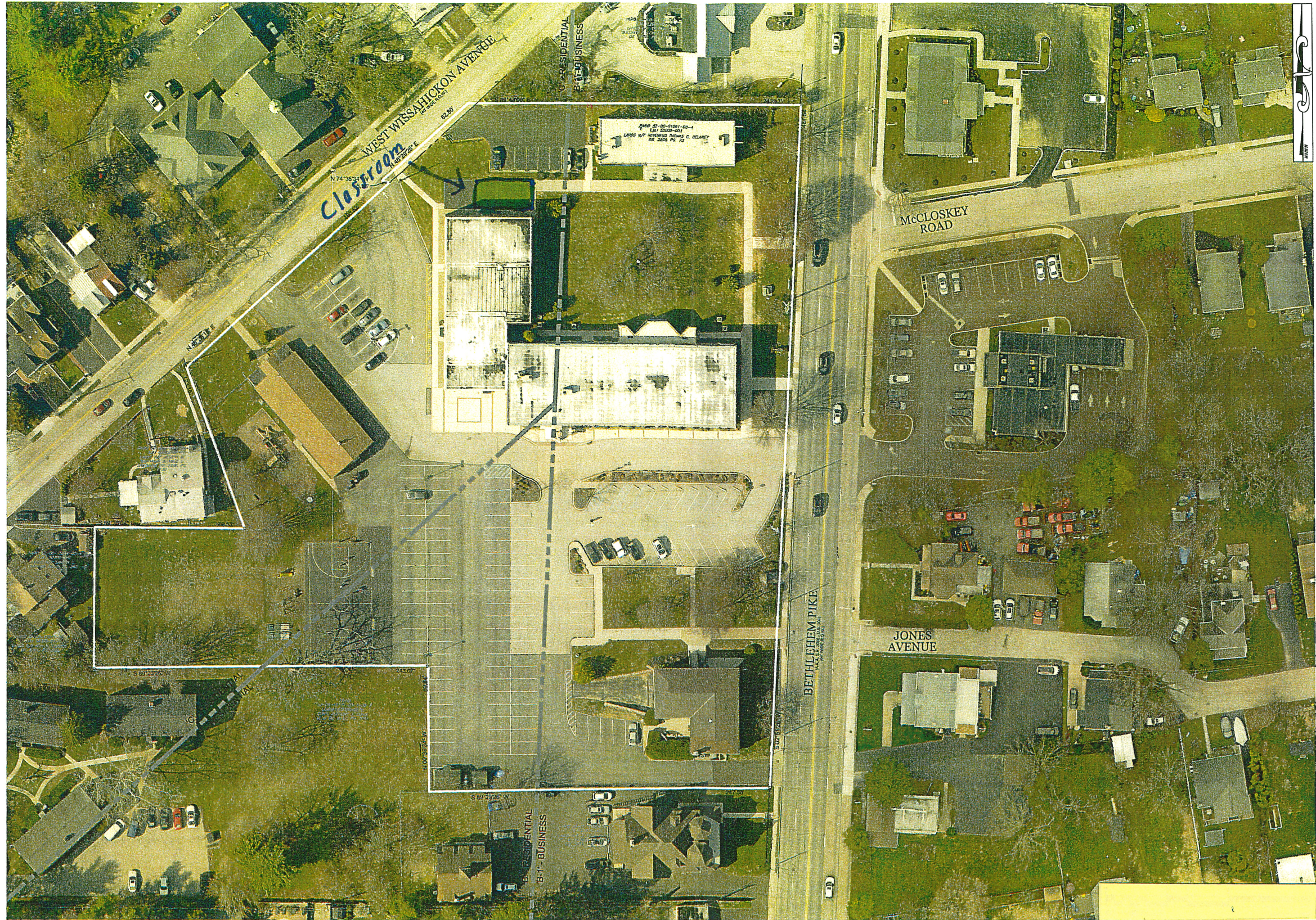
(13) Motor vehicle sales. One parking space for each 500 square feet of total indoor sales floor area, plus one parking space for each 5,000 square feet of outside sales area for customer parking, plus three parking spaces per service bay.

[Added 9-13-1995 by Ord. No. 811^[2]]

^[2]

Editor's Note: This ordinance also provided for the renumbering of former Subsection A(13) and A(14).

(14) Other uses. For uses other than those mentioned above, one parking space for each three persons of the design capacity based on the table of maximum floor area allowance per occupant in the latest edition of the Building Officials and Code Administrators Code.



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- Existing Site Conditions
- = Proposed Location of modular Classroom
- Corner of Classroom closest to West Wissahickon Avenue will be in excess of 30 feet from property line.