



**Springfield Township
Zoning Hearing Board
September 26, 2023
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

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

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

New Business:

Case #23-17: This is the application of **Michael DeLaurentis**, owner of the property located at 2 Terminal Avenue, Erdenheim, PA 19038, known as Parcel #5200-1727-5007. The applicant has requested a variance from Section 114-135. A of the Springfield Township Zoning Ordinance. The applicant seeks approval to install a six-foot-high solid fence along the property line adjoining Terminal Avenue. Six-foot-high fencing is required to be setback 15 feet from any property line abutting a public right-of-way. The property is zoned within the B-Residential District of Ward #4 of Springfield Township.

Case #23-18: This is the application of **Santander, N.A.**, applicant for the property located at 1842 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0190-4006 and Parcel #5200-0190-3007. The applicant has requested a variance from Section 114-144.C.1 & 2 of the Springfield Township Zoning Ordinance. The applicant seeks approval to install a second wall sign of 39.9 square feet on the southwestern façade of the building. The proposed wall sign is limited to no greater than 20 square feet. The property is zoned within the Shopping Center District of Ward #6 of Springfield Township.

Case #23-19: This is the application of **Donna & Peter Duncan**, applicants for the property located at 201 Yeakel Avenue, Erdenheim, PA 19038, known as Parcel #5200-1936-6004. The applicants have requested variances from Section 114-64. A & 114.64. B of the Springfield Township Zoning Ordinance. The applicant

seeks approval to construct an addition to the existing single-family dwelling that would encroach 2.25 feet into the required front yard setback and 4 feet, 1 inch into the required side yard setback. The proposed addition maintains the existing building lines and does not further diminish the existing setbacks. The property is zoned within the B-Residential District of Ward #4 of Springfield Township.

Case #23-20: This is the application of **126 Lorraine, LLC**, owner of the property located at 126 Lorraine Avenue, Oreland, PA 19075, known as Parcel #5200-1011-7001 & Parcel #5200-1011-6002. The applicant has requested a variance from Section 114-91 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate an automotive repair and sales facility from the property. The application states that the proposed business deals primarily in classic and vintage automobiles. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, October 23, 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