



**Springfield Township
Zoning Hearing Board
January 22, 2024
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 #23-25: This is the application of **Andre Stephano & Beth Lesko**, owners of the property located at 401 East Mill Road, Flourtown, PA 19031, known as Parcel #5200-1166-2004. The applicants have requested a variance from Section 114-53 of the Springfield Township Zoning Ordinance. The applicants plan to subdivide the property with the proposed lot having frontage on Cedar Lane. The variance has been requested to allow the proposed lot to have 25 feet of lot frontage on Cedar Lane, instead of the required 75 feet. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

Case #23-26: This is the application of **Timothy Mulvey**, owner of the property located at 315 Plymouth Avenue, Orelan, PA 19075, known as Parcel #5200-1469-5004. The applicant has requested a variance from Section 114-74.C of the Springfield Township Zoning Ordinance. The applicant proposes to construct a replacement deck to the rear of the home that will encroach (5) five feet in the required (25) twenty-five-foot rear yard setback. The existing deck conforms to the setback requirement. The property is zoned within the C-Residential District of Ward #3 of Springfield Township.

Case #23-27: This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Orelan, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield

Township Zoning Ordinance. The applicant seeks approval to use the vacant convent as daycare/preschool space. In addition, the applicants seek approval to install a ground mounted sign not to exceed 25 square feet. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, February 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
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

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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, January 22, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-25: This is the application of **Andre Stephano & Beth Lesko**, owners of the property located at 401 East Mill Road, Flourtown, PA 19031, known as Parcel #5200-1166-2004. The applicants have requested a variance from Section 114-53 of the Springfield Township Zoning Ordinance. The applicants plan to subdivide the property with the proposed lot having frontage on Cedar Lane. The variance has been requested to allow the proposed lot to have 25 feet of lot frontage on Cedar Lane, instead of the required 75 feet. The property is zoned within the A-Residential District of Ward #6 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.

November 28, 2023

James M. Jacquette
John J. McAneney^{2,4}
George M. Riter⁴
Scott H. Wolpert²
Catherine M. Harper
Thomas A. Boulden
Eric B. Smith
Kevin D. Birkhead^{2,3,4}
Keith T. Vernon¹
Christine M. Gordon²
Carol R. Livingood
Karen Schechter Dayno^{2,4}
Andrew W. Knox²
Kathleen M. Vermilion
Chloe Mullen-Wilson
Nolan M. Finnerty
Vincent R. Cocco²
Tiffany M. Nicholson²
Elizabeth L. Ferraro²
Joshua D. Fisher²

SENT VIA EMAIL: cpionzio@hrmml.com
AND U.S. FIRST CLASS MAIL

Christen G. Pionzio, Esquire
Hamburg, Rubin, Mullin, Maxwell and
Lupin
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446-5422

Mr. Andre Stephano and
Ms. Beth Lesko
401 East Mill Road
Flourtown, PA 19031

Re: Springfield Zoning Hearing Board Application of Andre Stephano and
Beth Lesko
Our File No. 18311-001

Dear Christen and Applicant:

Of Counsel
Daniel A. Czaplicki
Charles J. Weiss
Bernard F. Siergiej

I am writing to let you know that the Springfield Township Zoning Hearing Board opened a hearing last night on your Application for a variance from Section 114-53 of the Springfield Township Zoning Ordinance in order to subdivide the property having a proposed lot frontage on Cedar Lane of 25 feet instead of 75 feet.

Two exhibits were marked. A-1 is Christen's letter of November 9, 2023 and A-2 is Christen's email of November 27, 2023 requesting continuances and waiving the time requirements of the Pennsylvania Municipalities Planning Code.

The Board voted unanimously to reschedule the Zoning Hearing Board Application for a hearing on January 22, 2024.

This will accommodate the Application on the Springfield Township Planning Commission Agenda of January 16, 2024.

Catherine M. Harper

charper@timoneyknox.com
Direct Phone/Fax: 215.540.2622

Main Phone: 215.646.6000

TimoneyKnox.com
400 Maryland Drive
P.O. Box 7544
Fort Washington, PA 19034-7544

November 28, 2023
Page 2

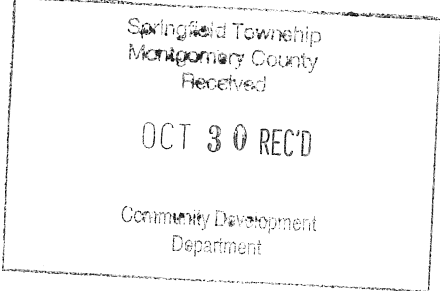
Please call me if you have any questions.

Very truly yours,


Catherine M. Harper

CMH/rl

cc: A. Michael Taylor, Township Manager
Mark Penecale, Zoning Officer
Springfield Township Zoning Hearing Board



TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

NO. 23-25

DATE: 10/26/2023

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Andre Stephano and Beth Lesko
(Name of Applicant)

Of (Address) 401 East Mill Road, Flourtown, PA 19031

(Telephone No.) 267-872-0313

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 V , Section 114 ,
Subsection 53 , of the Springfield Township Zoning Code.

 X Other (please specify)

The property concerned is located at 401 East Mill Road

Petitioner's Interest in the property is Owner

Present use of property Residential

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 Attached

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 # 23-25
\$ 500.00
Check # 116568

Applicant's Signature
Christen G. Pionzio
Attorney for _____
Owner's Signature
Christen G. Pionzio, Esq.

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.

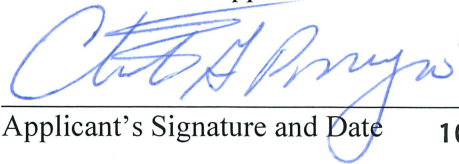
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

Christen G. Pionzio, Esquire

Printed Name of Applicant's Attorney



Attorney for Applicant's Signature and Date 10/26/2023

12

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 52-00-11662-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-11662-00-4 SPRINGFIELD TOWNSHIP
401 E MILL RD
FLANAGAN ROWENA
B 048 L U 055 1101 09/03/2019

\$15.00
JU

File No.: 19PA05647

DEED

Rowena Flanagan

to

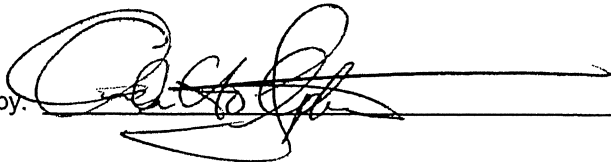
Andre C. Stephano and Beth A. Lesko

PREMISES:

401 East Mill Road
Township of Springfield
County of Montgomery
Pennsylvania
Parcel No.: 52-00-11662-00-4

The address of the above named Grantee(s) is:
401 East Mill Road
Flourtown, PA 19031

Certified by.



DEED

THIS INDENTURE made this 12th day of August, 2019.

Between ROWENA FLANAGAN, (hereinafter called the Grantors) and
ANDRE C. STEPHANO AND BETH A. LESKO, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of
lawful money of the United States of America, unto them well and truly paid by
the said Grantees, 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 Grantees, their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the 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 at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments
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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs
and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and
granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and
assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or
to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever
DEFEND.

EXHIBIT A

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in Springfield Township, Montgomery County, Pennsylvania, being shown as parcel 52-00-11662-00-4 on a Deed of Correction Exhibit, Sheet 1 of 1, prepared for Rowena Flanagan, prepared by Hibbeln Engineering Company, LLC, dated March 1, 2017, and being more fully described as follows:

BEGINNING at a point in the Southeasterly side of East Mill Road (33 feet wide) at the distance of 1,114.20 feet Southwestwardly from the intersection of the Southeasterly side of said East Mill Road with the Southwesterly side of Church Road (40 feet wide); thence extending along the Southeasterly side of East Mill Road, South 40 degrees 22 feet 00 seconds West, 196.00 feet to an angle point; thence leaving the said Southeasterly side of (and crossing) East Mill Road and extending along a line dividing the lands of N/F Joseph and Rowena Flanagan and N/F S. Miller & Rena Harris and N/F Herbert Menhardt, North 52 degrees 58 minutes 00 seconds West, 605.67 feet to an angle point; thence extending along a line dividing the lands of N/F Joseph and Rowena Flanagan and N/F Onofre P. and Carson C. Vaguer, North 40 degrees 22 feet 00 seconds East, 193.88 feet to a concrete monument, said monument marking the terminus of existing Cedar Lane; thence extending along a line dividing the lands of N/F Joseph and Rowena Flanagan and N/F Richard W. and Helen M. Yost, also crossing through an existing concrete monument marking the Northwesternly Legal Right-of-Way of aforesaid East Mill Road (33 feet wide) to the Southeasterly side of East Mill Road, South 53 degrees 10 feet 00 seconds East, 605.79 feet to the point and place of beginning.

BEING PARCEL NO. 52-00-11662-00-4

Being the same property which Lewis W. Gerhart and Sara Gerhart, granted and conveyed unto Joseph P. Flanagan Jr. and Mary Elizabeth Flanagan, his wife by deed dated August 13, 1954 and recorded August 27, 1954 in the Recorder's Office of said County in Deed Book 2498 Page 441. (As to Parcel A)

Being being part of the same property which Lewis W. Gerhart and Sara Gerhart, granted and conveyed unto Joseph P. Flanagan Jr. and Mary Elizabeth Flanagan, his wife by deed dated January 20, 1958 and recorded January 22, 1958 in the Recorder's Office of said County in Deed Book 2852 Page 83. (As to Parcel B)

Being being the same property which Joseph P. Flanagan, Jr and Mary Elizabeth Flanagan, granted and conveyed unto Joseph Patrick Flanagan and Rowena Flanagan, tenants by the entirety by deed dated November 26, 2013 and recorded November 26, 2013 in the Recorder's Office of said County in Deed Book 5897 Page 643. (As to Parcel A; Parcel B being erroneously omitted)

The said Joseph Patrick Flanagan having departed this life February 4, 2017.

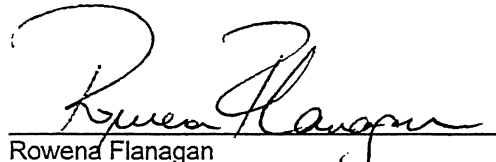
Being the same property by Deed of Correction from which Joseph P. Flanagan, Jr., marital status not stated, granted and conveyed unto Rowena Flanagan by deed dated March 16, 2017 and recorded March 29, 2017 in the Recorder's Office of said County in Deed Book 6038 Page 1277. (As to Parcel A and B) (Premises B hereon describing whole tract)

AND whereas the legal description of premises B in Deed Book 6038 page 1277 describes premises A and B as a whole.

Parcel No.: 52-00-11662-00-4

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:

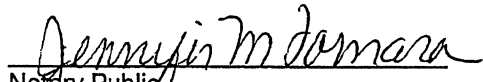

Rowena Flanagan

Commonwealth of Pennsylvania

County of Montgomery

On this, the 12th day of AUGUST 2019, before me, the undersigned Notary Public, personally appeared Rowena Flanagan known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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


Notary Public

My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
Jennifer M. Fornara, Notary Public
Montgomery County
My commission expires March 18, 2023
Commission number 1052227
Member, Pennsylvania Association of Notaries

Chapter 114. Zoning

Article V. A Residence District

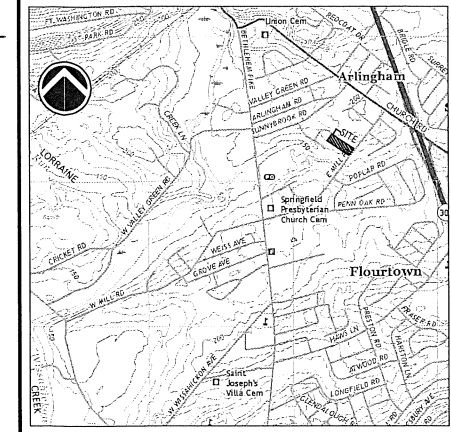
§ 114-53. Lot width.

[Added 3-11-1970 by Ord. No. 592]

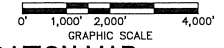
Each lot shall have a minimum lot width of not less than 75 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

VARIANCE REQUEST

1. A VARIANCE FROM CHAPTER 114 ARTICLE V, SECTION 114-53 LOT WIDTH TO ALLOW THE LOT WIDTH AT THE STREET LINE TO BE 25.05' AND AS IT PERTAINS TO CHAPTER 114.
2. A VARIANCE FROM CHAPTER 114 ARTICLE II, SECTION 114-21 DEFINITION OF LOT WIDTH.



Germantown, PA U.S.G.S. 7.5 Minute Series Quadrangle



SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
SPRINGFIELD TOWNSHIP (PARID 52-00-11662-00-4)
2. RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6152, PAGE 00032.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
ANDRE C. STEPHANO & BETH A. LESKO
401 EAST MILL ROAD
FLOURTOWN, PA 19031
4. ADDRESS OF THE SUBJECT TRACT:
401 EAST MILL ROAD
FLOURTOWN, PA 19031
5. AREA STATISTICS:
GROSS TRACT AREA = 2.70 AC
NET TRACT AREA = 2.51 AC
6. WATER SERVICE:
PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA WATER COMPANY.
7. SANITARY SEWER SERVICE:
PUBLIC SEWER PROVIDED BY BUCKS COUNTY WATER AND SEWER AUTHORITY
8. NAME AND ADDRESS OF GORSKI ENGINEERING, INC. CLIENT:
DELUCA CONSTRUCTION
AT GLENGARRY, LLC
640 WHITE ASH DRIVE
LANGHORN, PA 19047

ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE CHAPTER 114, AS AMENDED; REFERENCE ARTICLE V, SECTIONS 114-52-54.
DISTRICT CLASSIFICATION - "A" - RESIDENCE DISTRICT
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA:	12,500 S.F.	1.51 AC	1.01 AC
MIN. LOT WIDTH @ BUILDING LINE:	75 FT	194.9 FT	25 FT*
MIN. FRONT YARD SETBACK:	40 FT	182.2 FT	58.7 FT
MIN. SIDE YARD SETBACK:	12 FT	55.9 FT	24.8 FT
MIN. SIDE YARD SETBACK AGGREGATE:	35 FT	120.1 FT	118.3 FT
MIN. REAR YARD SETBACK:	25 FT	118.1 FT	74.2 FT
MAX. BUILDING COVERAGE:	20%	4.01%	6.40%
MAX. BUILDING HEIGHT:	40 FT	<40 FT	<40 FT

*VARIANCE REQUESTED, ARTICLE II SECTION 114-21 DEFINITION AND ARTICLE V SECTION 114-53, LOT WIDTH.

SOIL LEGEND

THE SOILS LOCATED ON-SITE ACCORDING TO THE NCRS WEB SOIL SURVEY (SOILS.USDA.GOV/SURVEY) ARE AS FOLLOWS:
Uhb - URBAN LAND-DUFFLED COMPLEX, 0 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP B)

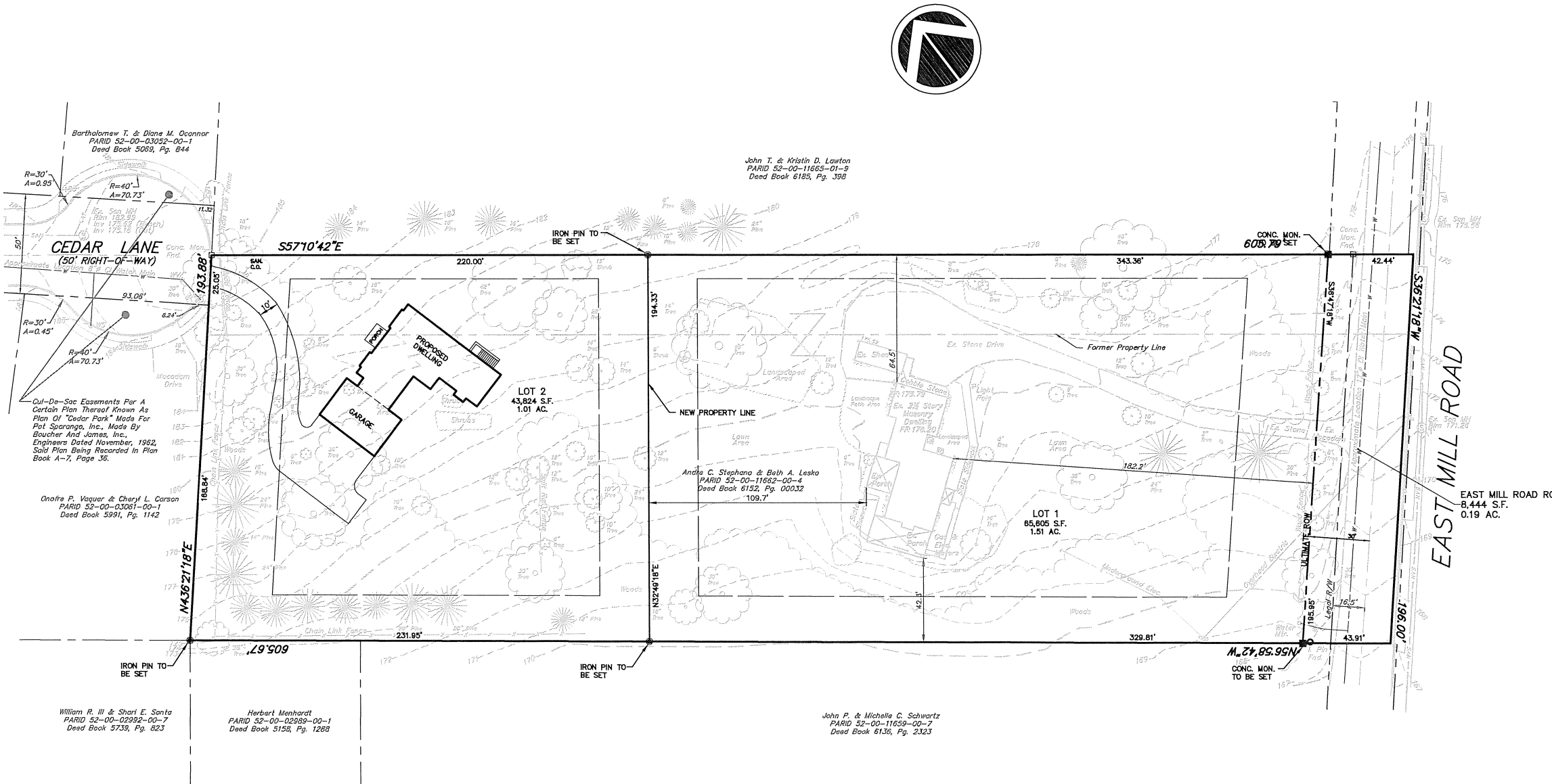
NOTES

1. PLAN INFORMATION FROM EXISTING DEEDS AND PLANS OF RECORD AND WITH THE BENEFIT OF A TITLE REPORT, TOPOGRAPHY AND BOUNDARY ESTABLISHED BY FIELD SURVEY MADE UPON THE GROUND BY TRACY LAND SERVICES, HATFIELD, PENNSYLVANIA, NOVEMBER 2016. BEARINGS INDICATE STATE PLANE BEARINGS.
2. BENCHMARK ELEVATION: SANITARY SEWER MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF SITE, ADJACENT TO PECO POLE 860. RIM ELEVATION = 175.56.
3. PENNSYLVANIA ONE CALL SYSTEM: 1-800-242-1778. TRACY LAND SERVICES DOES NOT GUARANTEE THE VERTICAL OR HORIZONTAL LOCATION FOR THE EXISTING SUBSURFACE UTILITIES SHOWN HEREON, NOT DOES TRACY LAND SERVICES GUARANTEE ALL SUBSURFACE UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK AS REQUIRED BY ACT 38.
4. SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PENNSYLVANIA, PANEL 377 OF 451, MAP NUMBER 42091003776, EFFECTIVE DATE MARCH 2, 2016.
5. THE PROPOSED BUILDING FOOTPRINT DEPICTED HEREON HAS BEEN TRANSDPOSED FROM PRELIMINARY ARCHITECTURAL PLANS, FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING REQUIREMENTS.

PARKING TABULATION

PER SPRINGFIELD TOWNSHIP ZONING ORDINANCE, ARTICLE XIII SECTION 114-134.A.(1), * ANY DWELLING TWO PARKING SPACES FOR EACH HOUSEKEEPING UNIT, GARAGES OR DRIVEWAYS OF INDIVIDUAL UNITS MAY BE CONSIDERED AS PARKING SPACES. NO PARKING SPACE SHALL BE PROVIDED NOR PARKING PERMITTED IN THE REQUIRED FRONT YARD AREAS OF MULTIPLE DWELLINGS.*

ON LOT 1, TWO PARKING SPACES ARE PROVIDED.
ON LOT 2, THREE PARKING SPACES IN THE PROPOSED GARAGE ARE PROPOSED.



LEGEND

---	EXIST BOUNDARY
---	EXIST ADJOINING OWNER LINE
---	EXIST CURB
---	EXIST UNPAVED DRIVE
---	EXIST BUILDING
---	EXIST RIGHT-OF-WAY
---	EXIST CONTOUR
---	EXIST INDEX CONTOUR
---	PROP LOT LINE
---	PROP BUILDING
---	PROP DRIVEWAY
---	PROP CONCRETE
■	PROP IRON PIN
●	PROP CONCRETE MONUMENT

CONTRACTOR'S PA ONE CALL DUTY

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER 20232260990. (AUGUST 16, 2023)

401 EAST MILL ROAD

PREPARED FOR
DELUCA CONSTRUCTION
AT **GLENGARRY L.L.C.**

SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	DATE
1		SEPTEMBER 28, 2023

ZONING EXHIBIT PLAN

401 EAST MILL ROAD

SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: **AJH** DRAFTED BY: **MFR**

PROJECT NUMBER: **7842** DRAWING FILE: **7842 SHOI ZONING**

PLAN SCALE: **1" = 30'** PLAN SHEET NUMBER: **1 OF 1**

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850



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
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

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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, January 22, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-26: This is the application of **Timothy Mulvey**, owner of the property located at 315 Plymouth Avenue, Oreland, PA 19075, known as Parcel #5200-1469-5004. The applicant has requested a variance from Section 114-74.C of the Springfield Township Zoning Ordinance. The applicant proposes to construct a replacement deck to the rear of the home that will encroach (5) five feet in the required (25) twenty-five-foot rear yard setback. The existing deck conforms to the setback requirement. The property is zoned within the C-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](https://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. 23-26

DATE: 12/7/2023

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We TIMOTHY J. MULVEY
(Name of Applicant)

Of (Address) 315 PLYMOUTH AVENUE, ORELAND, PA. 19075

(Telephone No.) 215-833-2715

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 114,
Subsection 74.C, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 315 PLYMOUTH AVENUE, 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.

I WOULD LIKE TO BUILD A DECK TO THE REAR OF MY HOME THAT WILL

ENCROACH INTO THE REQUIRED 25 FOOT REAR YARD SETBACK.

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 # 6772
\$300.00
Case # 23-26



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.

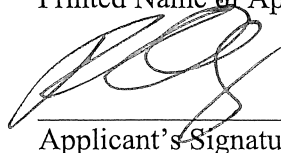
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and 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.

Timothy Mulvey
Printed Name of Applicant

 12/7/23
Applicant's Signature and Date

PARID: 520014695004
MULVEY TIMOTHY

315 PLYMOUTH AVE

Parcel

TaxMapID	52078 022
Parid	52-00-14695-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	315 PLYMOUTH AVE
Lot #	8
Lot Size	5200 SF
Front Feet	50
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	MULVEY TIMOTHY
Name(s)	
Mailing Address	315 PLYMOUTH AVE
Care Of	
Mailing Address	
Mailing Address	ORELAND PA 19075

Current Assessment

Appraised Value	Assessed Value	Restrict Code
132,050	132,050	

Estimated Taxes

County	559
Montco Community College	51
Municipality	596
School District	4,940
Total	6,146
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	08-MAR-2019
Sale Price	\$305,000
Tax Stamps	3050
Deed Book and Page	6128-00439
Grantor	EVANS KATHLEEN L
Grantee	MULVEY TIMOTHY
Date Recorded	12-MAR-2019

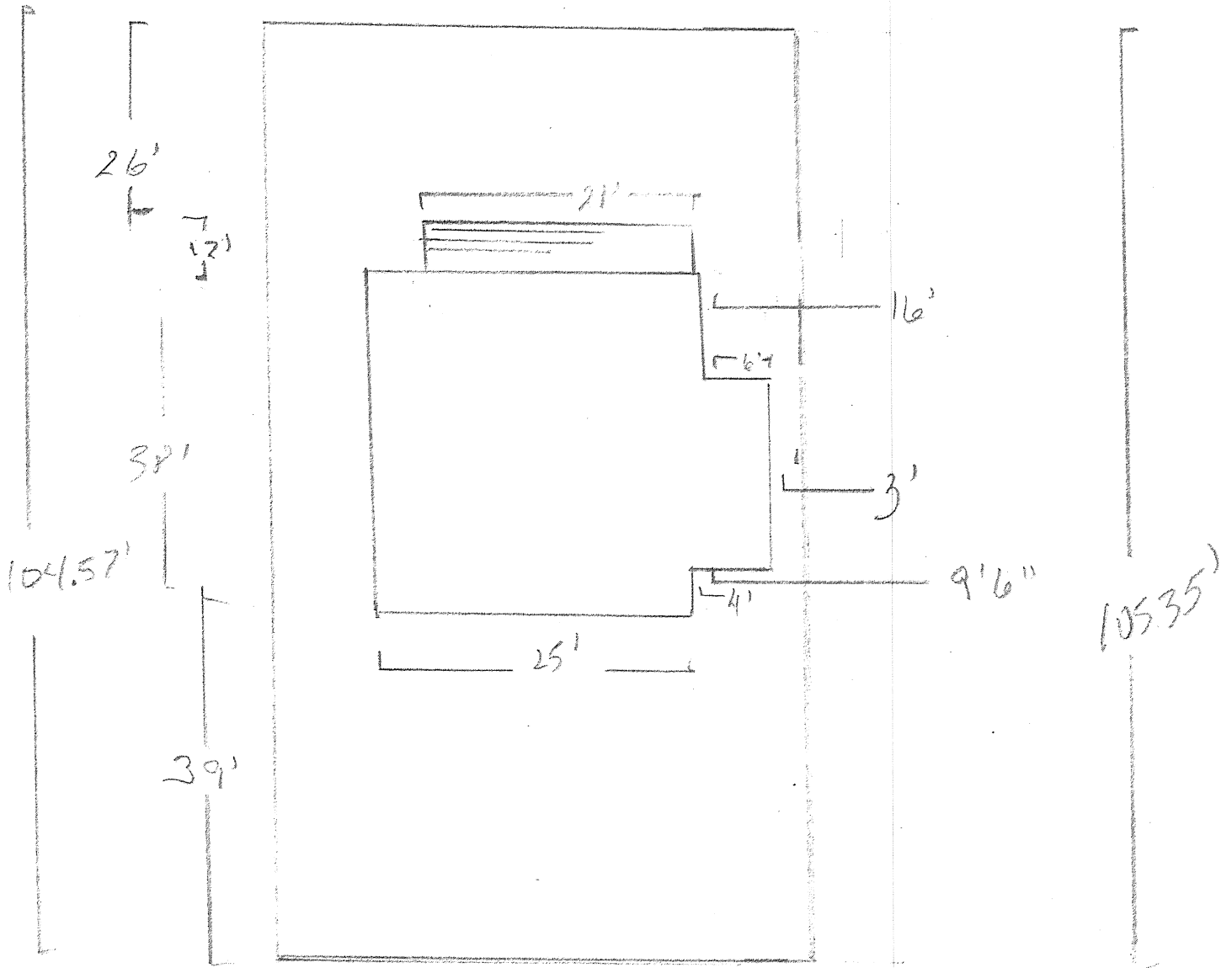
Google Maps 315 Plymouth Ave



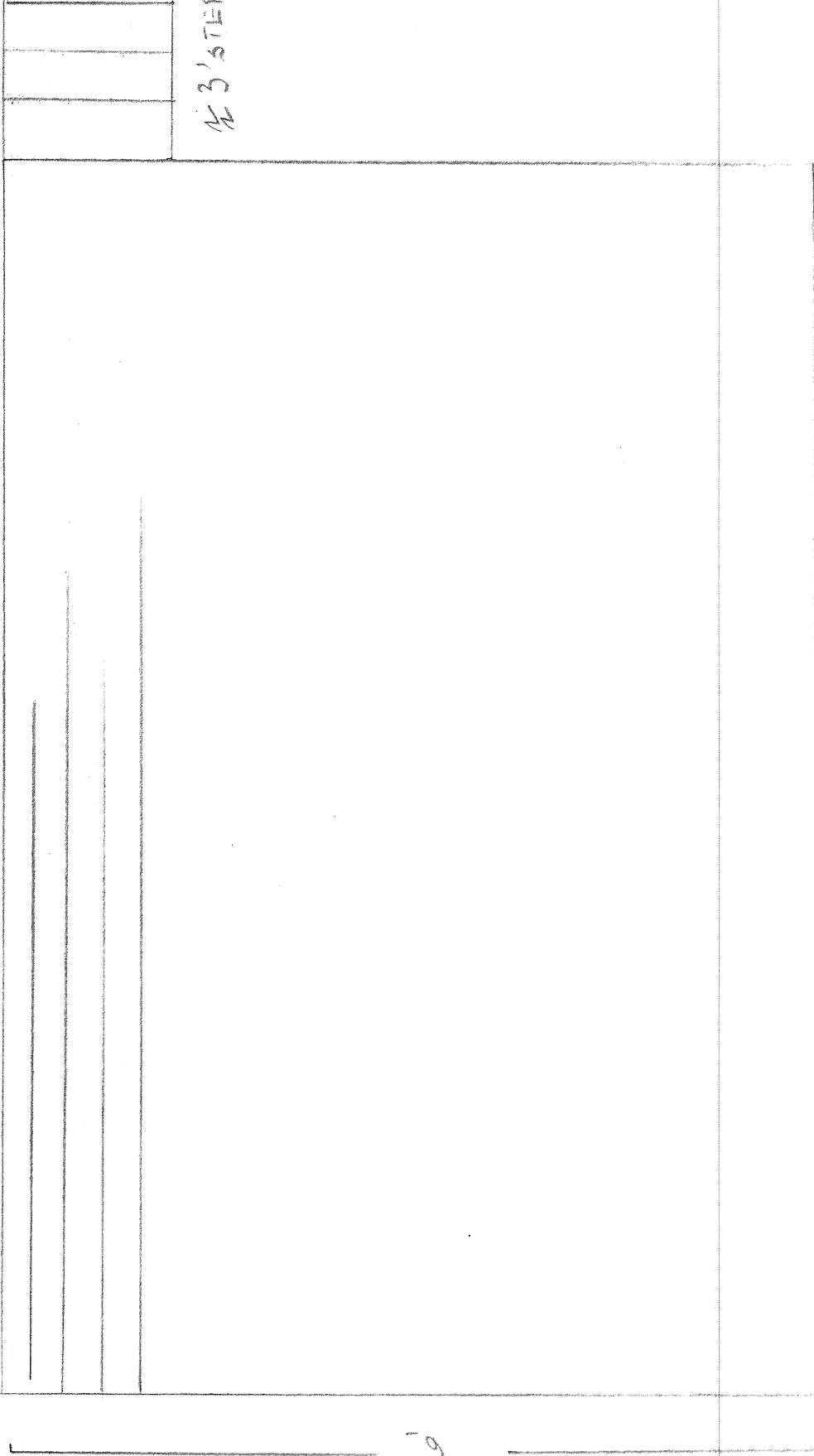
Map data ©2023, Map data ©2023 20 ft

Current Deck (Colored in) 10 x 21 - 26' to Property Line
New Deck (Lined area) 16 + 24 20' to Property Line

315 PLYMOUTH AVE, (Orlando)
EXISTING DECK



50
PLYMOUTH AVE

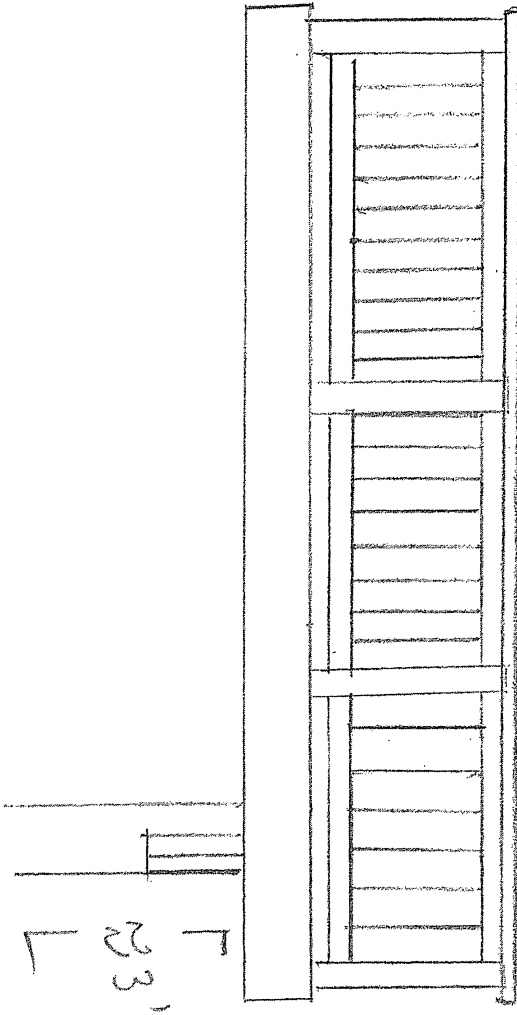


3 STEPS

16'

24'

RESIDENCE

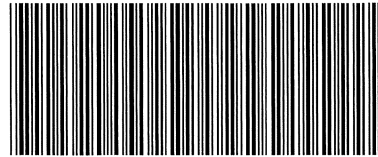




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6128 PG 00439 to 00443
INSTRUMENT # : 2019014673
RECORDED DATE: 03/12/2019 08:44:27 AM



5152201-00208

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 5348858 - 2 Doc(s)
Document Date: 03/08/2019	Document Page Count: 4
Reference Info:	Operator Id: sford
RETURN TO: (Simplifile) Diversified Settlement Services Inc 1200 Veterans Hwy Unit C-7 Bristol, PA 19007 (215) 781-1900	PAID BY: DIVERSIFIED SETTLEMENT SERVICES INC

* PROPERTY DATA:	
Parcel ID #:	52-00-14695-00-4
Address:	315 PLYMOUTH AVE
	PA
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$305,000.00	DEED BK 6128 PG 00439 to 00443
TAXABLE AMOUNT: \$305,000.00	Recorded Date: 03/12/2019 08:44:27 AM
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 \$3,050.00	
Springfield Township RTT \$1,525.00	
Springfield School District RTT \$1,525.00	
Total: \$6,186.75	
	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



MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-14695-00-4 SPRINGFIELD TOWNSHIP
315 PLYMOUTH AVE
EVANS KATHLEEN L \$15.00
B 078 L 8 U 022 1101 03/12/2019 JG

Prepared by and Return to:

DIVERSIFIED SETTLEMENT SERVICES, INC.
1200 VETERANS HIGHWAY
SUITE C-7
BRISTOL, PA 19007
215-781-1900

File No. DSS-46498
UPI # 52-00-14695-004

This Indenture, made the 8th day of March, 2019,

Between

KATHLEEN L. EVANS

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

TIMOTHY MULVEY

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Five Thousand And 00/100 Dollars (\$305,000.00)** lawful money of the United States of America, unto her 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, as sole owner

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 8 on a plan of lots surveyed for John P. Henrie by Barton & Martin, Registered Engineers, Philadelphia, Pennsylvania, dated May 2, 1938, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Plymouth Avenue (fifty feet wide) at the distance of five hundred fifty two and forty one-hundredths feet from a point formed by the intersection of the said side of Plymouth Avenue and the northeast side of Oreland Mill Road (forty feet wide) thence north fifty-two degrees forty-two minutes west one hundred four and fifty-seven one-hundredths feet to a point, thence north thirty-six degrees twenty-four minutes thirty seconds east fifty and one one-hundredths feet to a point, thence south fifty-two degrees forty-two minutes east one hundred five and thirty-five one-hundredths feet to a point, thence along the said side of Plymouth Avenue south thirty-seven degrees eighteen minutes west fifty feet to the point and place of beginning.

UPI #: 52-00-14695-004



BEING the same premises which FRANK L. MEALIFF, WIDOWER, by Deed dated July 29, 1983, and recorded August 10, 1983, in the Montgomery County Recorder of Deeds Office, in Deed Book 4714, page 1377, granted and conveyed unto JAMES L. EVANS AND KATHLEEN L. EVANS, HUSBAND AND WIFE, in fee simple.

ALSO BEING the same premises which JAMES L. EVANS AND KATHLEEN L. EVANS, by Special Warranty Deed dated March 15, 2004, and recorded April 27, 2004, in the Montgomery County Recorder of Deeds Office, in Deed Book 5505, page 1007 granted and conveyed unto KATHLEEN L. EVANS, in fee simple. (\$1.00 Consideration)

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 her, 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 behalf of the said Grantee, his heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that she, the said Grantor, and her 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 her, the said Grantor, and her heirs, will **WARRANT SPECIALLY** 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 her hand and seal. Dated the day and year first above written.


Sealed and Delibered
IN THE PRESENCE OF US:

Kathleen L. Evans {SEAL}
KATHLEEN L. EVANS



Commonwealth of Pennsylvania }
County of Montgomery } ss

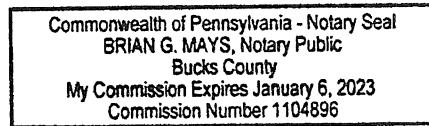
This record was acknowledged before me on March 8, 2019 by KATHLEEN L. EVANS.

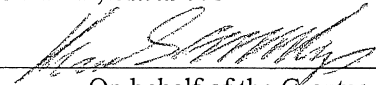


Notary Public
My commission expires _____

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

**315 Plymouth Avenue
Oreland, PA 19075**





On behalf of the Grantee

File No. **DSS-46498**

Record and return to:
**DIVERSIFIED SETTLEMENT SERVICES, INC.
1200 VETERANS HIGHWAY, SUITE C-7
BRISTOL, PA 19007**



<p>Deed</p>	<p>UPI # 52-00-14695-004</p> <p>KATHLEEN L. EVANS</p> <p>TO</p> <p>TIMOTHY MULVEY</p>	<p>DIVERSIFIED SETTLEMENT SERVICES, INC. 1200 VETERANS HIGHWAY SUITE C-7 BRISTOL, PA 19007</p>
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Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Monday, January 22, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

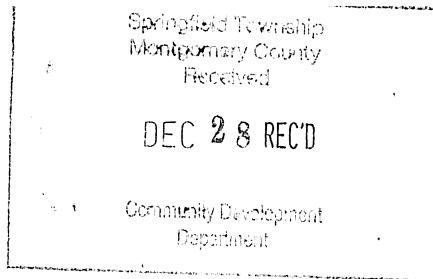
Case #23-27: This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield Township Zoning Ordinance. The applicant seeks approval to use the vacant convent as daycare/preschool space. In addition, the applicants seek approval to install a ground mounted sign not to exceed 25 square feet. 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.

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. 23-27

DATE: 12/28

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Holy Martyrs Roman Catholic Church
(Name of Applicant)

Of (Address) 120 Allison Avenue, Oreland, PA 19075

(Telephone No.) 215-884-8575

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 61,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify) Section 114-61 for use and Section 114-144 for signage

The property concerned is located at 207 Ulmer Avenue, Oreland, PA 19075

Petitioner's Interest in the property is Property Owner

Present use of property Vacant Convent

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 approval to use the building for daycare and pre-school use. We propose to

have 8 to 12 children per classroom. Parking is available for this use in the parking lot directly behind the property and that the Church Site on Allison Road or Clement Road.

Alteration will be made to the building to comply with the building, fire and safety

codes. We also seek approval to install a ground mounted sign, not to exceed 25

square feet in size. The sign will not be illuminated. We view this use as an extension of our mission here at Holy Martyrs.

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 # 10382
12/29/2022

Case # 23-21


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**

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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.

JAMES SUTCLIFF

Printed Name of Applicant

James A. Sutcliff 12/27/23

Applicant's Signature and Date

1-3

477 **This Indenture** MADE THE 12th
day of November in the year of our Lord one thousand nine

hundred and fifty (1950) **Between** SUNNYBROOK, INCORPORATED, (a Corporation organized and existing under the Laws of the Commonwealth of Pennsylvania) hereinafter called the Grantor, of the one part

AND

REVEREND JAMES A. BOLAND, as Pastor of the Holy Martyrs Roman Catholic Parish Oreland, Township of Springfield, County of Montgomery and State of Pennsylvania, not in his private or individual capacity, acting herein with the authorization of His Eminence, Dennis J. Dougherty, Cardinal Archbishop of Philadelphia, hereinafter called the Grantee, of the other part

Witnesseth, That the said Grantor _____

_____ for and in consideration of the sum of TWENTY THOUSAND (\$20,000.00) DOLLARS _____ lawful money of the United States of America, unto it _____ well and truly paid by the said Grantee _____

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Hath _____ granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents Doth _____ grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his successors _____

and Assigns, solely in his capacity as Pastor of the Holy Martyrs Roman Catholic Parish, Oreland, Township of Springfield, County of Montgomery, State of Pennsylvania, and not in his private or individual capacity, ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan of "Sunnybrook North Hills" made for Sunnybrook Incorporated by Barton and Martin, Engineers, dated the First day of June, A.D. 1946, and recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery in Plan Book 1680 A, page 55 etc., and more particularly bounded and described as follows to wit: BEGINNING at a point at the intersection of the Southeast side of Montgomery

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Avenue (Forty feet wide) with the Northeast side of Ulmer Avenue (Fifty feet wide), thence extending North Forty degrees Eleven minutes Thirty seconds East along the said side of Montgomery Avenue Two hundred and twenty-five feet to a point, thence leaving the said Montgomery Avenue and extending South Forty-nine degrees Thirty-seven minutes Thirty seconds, East One hundred and three and twenty-three hundredths feet to a point, thence extending North Forty-one degrees Eleven minutes Thirty second East One hundred and sixty-one and sixteen hundredths feet to a point, thence extending on a line dividing lot No. 43 from lot No. 44 on said Plan South Forty-eight degrees Forty-eight minutes Thirty second East One hundred feet to a point on the Northwest side of Allison Road (Fifty feet wide) thence extending along the said side of Allison Road South Forty-one degrees, Eleven minutes Thirty seconds West Three hundred and seventy-six and eighteen hundredths feet to a point of curve, thence extending Westwardly on a line curving to the right having a radius of Ten feet the arc distance of Fifteen and seventy-one hundredths feet to a point of tangent on the said side of Ulmer Avenue, thence extending along the same North Forty-eight degrees Forty-eight minutes Thirty seconds West Ninety feet to an angle point, thence extending farther along the said side of Ulmer Avenue North Forty-nine degrees Thirty-seven minutes Thirty seconds West Ninety-nine and thirty hundredths feet to the first mentioned point and place of beginning.

ALSO ALL THOSE CERTAIN lots or peices of ground SITUATE IN the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan of "Sunnybrook North Hills" made for Sunnybrook Incorporated by Barton and Martin, Engineers, dated the First day of June, A.D. 1946, and recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery in Plan Book 1680 A, page 55 etc., and more particularly boyndd and described as follows to wit: BEGINNING at a point on the Southeast side of Allison Road (Fifty feet wide) at the distance of Ten feet Northeast along the said Allison Road as produced from its intersection with the Northeast side of Ulmer Avenue (Fifty feet wide) as produced, thence from said point of beginning and extending along the said side of Allison Road North Forty-one degrees Eleven minutes Thirty seconds East Two hundred and seventy feet to a point of curve, thence

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Extending Eastwardly on a line curving to the right with a radius of Ten feet the arc distance of Fifteen and seventy-one hundredths feet to a point of tangent on the Southwest side of Clement Road (Fifty feet wide) thence extending along the same South Forty-eight degrees Forty-eight minutes Thirty seconds East One hundred and sixty-five feet to a point of curve thence extending Eastwardly on a line curving to the left with a radius of One hundred feet the arc distance of One hundred and fifty-seven and eighth hundredths feet to a point thence leaving the said side of Clement Road and extending South Forty-eight degrees Forty-eight minutes Thirty seconds East One hundred and five feet to a point, thence extending South Forty-four degrees Twelve minutes Thirty-two seconds West One hundred and thirty-one and fifty hundredths feet to a point, thence extending South Eighty-six degrees Thirty-eight minutes West One hundred and forty-one and twenty-eight hundredths feet to a point, thence extending North Sixty-four degrees Twenty minutes Seventeen seconds West Fifty-four and forty-one hundredths feet to a point thence extending North Forty-eight degrees Forty eight minutes Thirty seconds West One hundred and twenty feet to a point, thence extending South Forty-one degrees Eleven minutes Thirty seconds West One hundred and Forty-five feet to a point on the said side of Ulmer Avenue, thence extending along the same North Forty-eight degrees Forty-eight minutes Thirty seconds West Ninety feet to a point of curve thence extending Northwardly on a line curving to the right with a radius of Ten feet the arc distance of Fifteen and seventy-one hundredths feet to the first mentioned point and place of beginning.

BEING as to part of the premises first hereinabove described the same which Conrad J. Gettler and Mary A. his wife by a certain Indenture bearing date the Twenty-sixth day of July, A.D. 1946, and recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery in Deed Book NO. 1757, page 24 etc., granted and conveyed unto Sunnybrook Incorporated in fee.

The remaining part of premises first hereinabove described and the whole of the Premises second and last hereinabove described being part of the same premises which Conrad J. Gettler and Mary A. his wife by a certain Indenture bearing date the Tenth day of July, A.D. 1946 and recorded as aforesaid in Deed Book No. 1755, page 302 etc., granted and conveyed unto Sunnybrook In-

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Together with all and singular the
Streets, Alleys, Passages, Ways, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto 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 _____

in law, equity, or otherwise howsoever, of, in and to the same and every part thereof,

To have and to hold the said lots or pieces of ground as above fully described _____ 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 Reverend James A. Boland as Pastor 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
and Assigns for ever.

UNDER AND SUBJECT as aforesaid. _____

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corporated in fee. _____
UNDER AND SUBJECT to certain conditions and Restrictions and therein men-
tioned A N D _____

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478 Received the day of the date of the above Indenture of the above named Grantee the full consideration money above mentioned.

WITNESSES

SUNNYBROOK INCORPORATED

John W. Buehler

Conrad J. Gettler
Treasurer

ON THE thirteenth day of November Anno Domini 1950 before me the subscriber R. Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia personally appeared LUCY J. GETTLER, Secretary of Sunnybrook Incorporated

who being duly sworn according to law, says that he was personally present at the execution of the above or foregoing Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by CONRAD J. GETTLER, President of the said Corporation as and for the act and deed of the said Corporation for the uses and purposes therein mentioned,

and that the names of this deponent as Secretary and of Conrad J. Gettler as President of the said Corporation, subscribed to the within Indenture in attestation of its due execution and delivery, are in their and each of their handwritings.

Sworn and subscribed to before me, the day and year aforesaid. Witness my hand and Notarial seal.

John W. Buehler
Sharon D. ...
NOTARY PUBLIC
The Commission Expires Aug. 7, 1951

Lucy J. Gettler

I HEREBY CERTIFY THE
ABOVE IS OF THE Montgomery
County

RECORDED in the Office for Recording of Deeds in and for Montgomery County of Montgomery in Deed Book No. 2135 page 473 &c.

WITNESS my hand and seal of Office this 15th day of November A. D. 19 50.

John E. Marshall Recorder
James A. ...
Per Dep. Recorder

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And the said Grantor for itself and its Successors _____

_____ DO th by these presents covenant, grant and agree to and with the said
Grantee his Successors _____

_____ and Assigns,
that it _____ the said Grantor and its Successors _____

_____ all and singular the Hereditaments and Premises hereinbefore described and
granted, or mentioned and intended so to be, with the appurtenances, unto the said
Grantee, his Successors _____

_____ and Assigns,
against it _____ the said Grantor and its Successors _____

_____ and against all and every other Person or Persons whomsoever lawfully claim-
ing or to claim the same or any part thereof, by, from or under _____ them,
or any of them, _____ shall and will

Subject as aforesaid _____ WARRANT and forever DEFEND.

In Witness Whereof, the said Sunnybrook Incorporated, hath hereunto
affixed its corporate seal, duly attested, dated the day and year first
above written.

Sealed and Delivered
IN THE PRESENCE OF US

John W. Burkett

SUNNYBROOK INCORPORATED

Conrad J. Stiller
President

Attest

Lucy J. J. [Signature]
Secretary



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82
SUNSON
12

X-17912
COMMONWEALTH
OF PENNSYLVANIA
Alpha No. 17912

FORM 15
REGISTERED BY COMPANY

DEED

Ch. W.

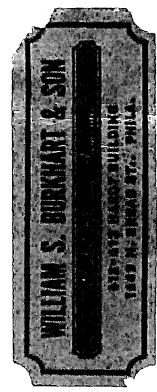
NOV 15 1950

SUNNYBROOK INCORPORATED

TO

REVEREND JAMES A. BOLAND
as Pastor of the Holy Martyrs
Roman Catholic Parish, Oreland,
Montgomery County, Penna.

Printed and sold by Tee & Libson Co., 11 N. 13th St. and 710 Walnut St., Phila.



REGISTRATION OF SPRING, IL,
MONTGOMERY COUNTY, PENN

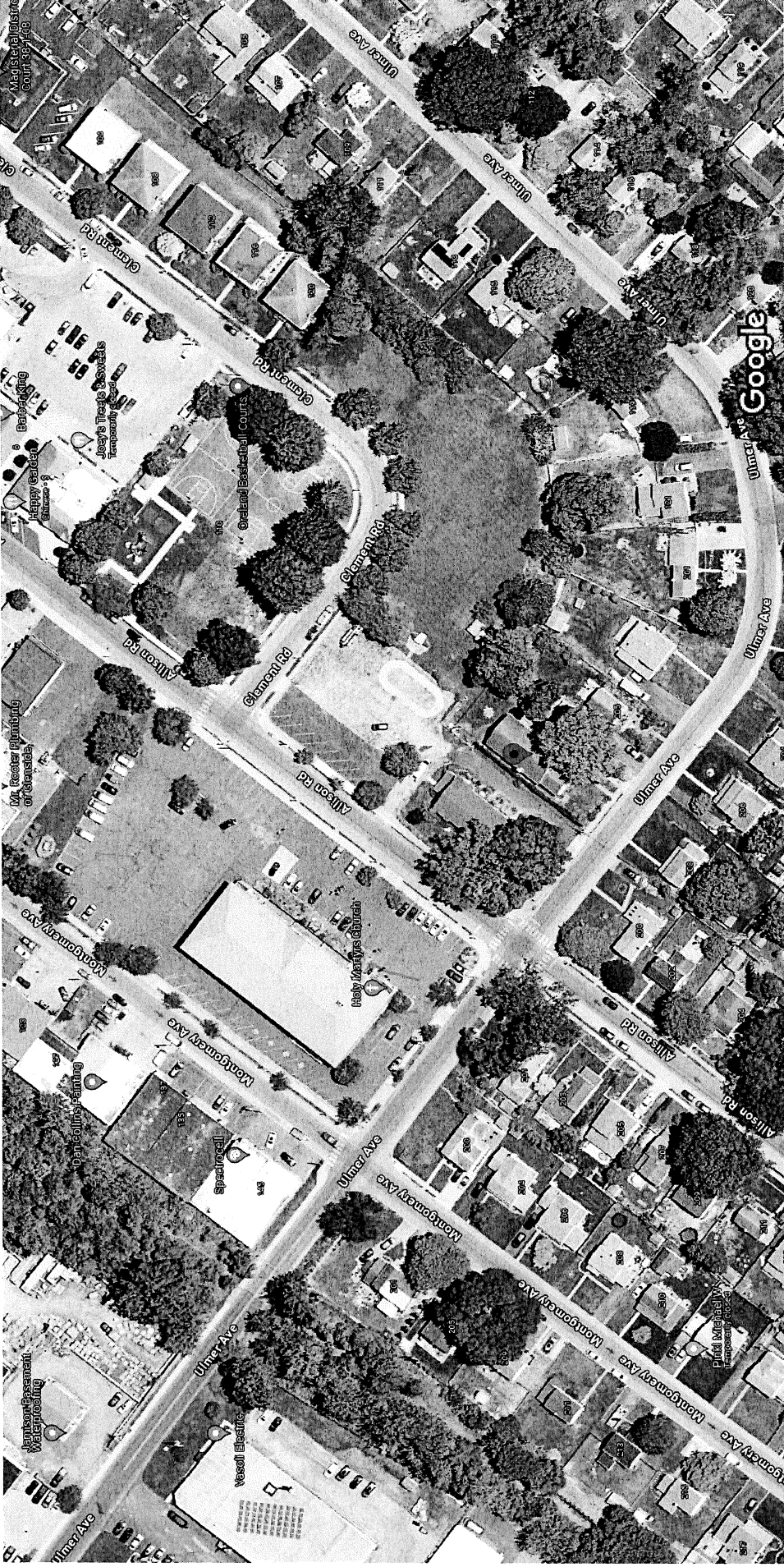
REGISTERED -
DATE Nov 15 - 1950

DAVID W. BAIBERIDGE
Treasurer

Chip Engineer

MA

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Oreland, Pennsylvania

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