



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

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Continued Hearing

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, February 26, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

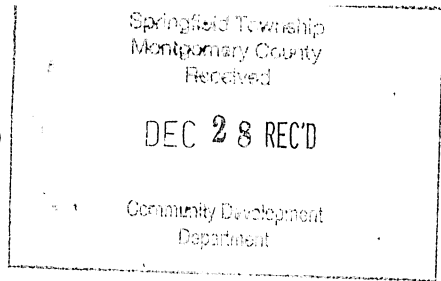
Case #23-27: This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield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

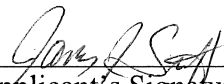
We seek approval to use the building for daycare and pre-school use. We propose to

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**

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.

JAMES SUTCLIFF

Printed Name of Applicant

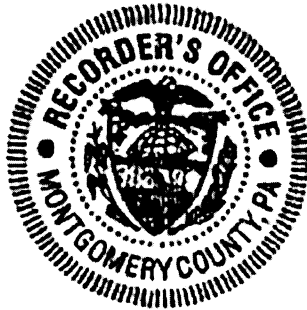
James A. Sutcliff 12/27/23

Applicant's Signature and Date

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



This Indenture

Made the *Ninth*

day of *June* in the year of our Lord one thousand nine hundred and Fifty-three, 1953 — Between RANDAI B. SMITH and MARGARET M. SMITH, His Wife, of Springfield Township, County of Montgomery, Commonwealth of Pennsylvania, _____

_____ (hereinafter called the Grantors), of the one part, and REVEREND JAMES A. BOLAND, as Pastor of Holy Martyrs Roman Catholic Parish, Oreland, Springfield Township, Montgomery County, 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 ELEVEN THOUSAND SEVEN HUNDRED FIFTY (\$11,750.00) 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, he 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 Holy Martyrs Roman Catholic Parish, Oreland, Springfield Township, Montgomery County, Pennsylvania, and not in his private or individual capacity, _____

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, located in the Township of Springfield, County of Montgomery and State of Pennsylvania, known as lot #246 on a plan called "Sunnybrook North Hills" made for Sunnybrook, Inc. dated June 1, 1946 by Barton and Martin, Engineers, and recorded at Norristown in plan book #1680 A page 55 and more particularly bounded and described as follows to wit: _____

SITUATE on the Northeasterly side of Ulmer Avenue (fifty feet wide) at a distance of one hundred feet measured South forty-eight degrees forty-eight minutes thirty seconds East from its intersection with with Southeasterly side of Allison Road (fifty feet wide) (both lines produced) Containing in front or breadth on the said Northeasterly side of Ulmer Avenue sixty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Ulmer Avenue one hundred forty-five feet. Being known as 207 Ulmer Avenue. _____

BEING the same premises which North Hills Homes, Inc. (Pennsylvania Corporation) by deed dated October 8, 1947 and recorded in the Office for the recording of deeds in and for the County of Montgomery and



Together with all and singular buildings _____ improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the 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 together 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 Successors _____ and Assigns, to and for the only proper use and behoof of the said ~~Grantee~~ Reverend James A. Boland as Pastor ~~and Curate~~ aforesaid and not in his private or individual capacity, and his Successors as such Pastor for ever, subject to his control and disposition as aforesaid and limited by the Canons and ecclesiastical law of the Roman Catholic Church. _____

UNDER AND SUBJECT as aforesaid. _____

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 part 108 _____ of the first part to these presents have _____ hereunto set their hand and seals. Dated the day and year first above written.

The state stamps affixed represents tax on full consideration including liens and encumbrances.

Signed, Sealed and Delivered
IN THE PRESENCE OF US.

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]



275 State of Pennsylvania in Deed Book 1867 page 69; granted and conveyed unto Randal B. Smith and Margaret M. Smith, his wife, as tenants by entireties.

UNDER AND SUBJECT to restrictions of record.

6/15 53

I hereby certify that the within and above the String is \$11,750.00
imported

has been
COMMERCIAL TITLE COMPANY
OF PHILADELPHIA
CANTON RD. & GLENBIRD AVE
HARTFORD, CONN.

by *Charles S. Brown*



RECEIVED on the day of the date of the above Indenture of the above-named Grantee the above mentioned consideration money.

WITNESS AT SIGNING:

U. Cromm

Randal B. Smith
Randal B. Smith

Margaret M. Smith
Margaret M. Smith

ON THE *third* day of *June* Anno Domini 1953, before me, the subscriber a Notary Public for the Commonwealth of Pennsylvania, residing in *Dep of Chester* personally appeared the above-named RANDAL B. SMITH and MARGARET M. SMITH, His Wife

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

WITNESS my hand and

seal the day and year aforesaid.

U. Cromm

NOTARY PUBLIC
My Commission Expires Jan. 7, 1954

The residence of the within-named Grantee is *414 Orchard Hill Road, Orchard, Pa.* *U. Cromm* On behalf of said Grantee.

414 Orchard Hill Road
Orchard, Pa.
U. Cromm

5.00

DEED

ES61 JUN - 4 1953

RANDAL B. SMITH
ET UX

230

Montgomery Co. Pa.

REVEREND JAMES A. BOLAND



Premises:-
207 Ulmer Avenue,
Springfield Township,
Montgomery County, Pa.

No. 330
The A. Lutz Co., 11 N. 14th St., and 119 Walnut St., Phila.

BURKHART-SEIBERT
290 E. BUTLER AVE.
AMBLER, PENNA.

233031
MONTGOMERY COUNTY, PENNA.

REGISTERED -

DATE *June 4, 1953*
GAVIO W. BARRON

PER *U. Cromm*

RECORDED in the Office for Recording of Deeds in and for County of Montgomery

in Deed Book No. 2376 page 242 &c

WITNESS my hand and seal of Office this 4th day of June Anno Domini 1953.

William J. Bodon Recorder
Dep. Recorder





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
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Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

Mr. James Sutliff
120 Allison Avenue
Oreland, PA 19075

January 23, 2024

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

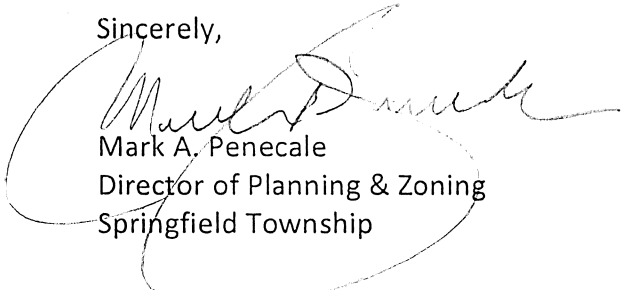
Re: Zoning Hearing Board Application #23-27, for the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1759-3007.

Dear Mr. Sutliff,

This letter is sent to inform you that on Tuesday, January 22, 2024, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-27, filed for the property located at 207 Ulmer Avenue, Oreland, PA 19075. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, February 26, 2024. This meeting has a 7:00 P.M. start time and will be held 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
File Copy (2)

Google Maps 207 Ulmer Ave

Oreland, Pennsylvania

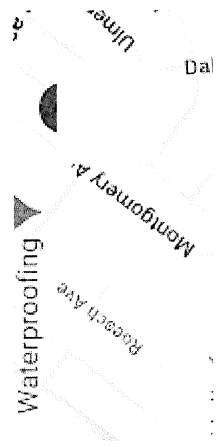
Google Street View

Sep 2022 See more dates

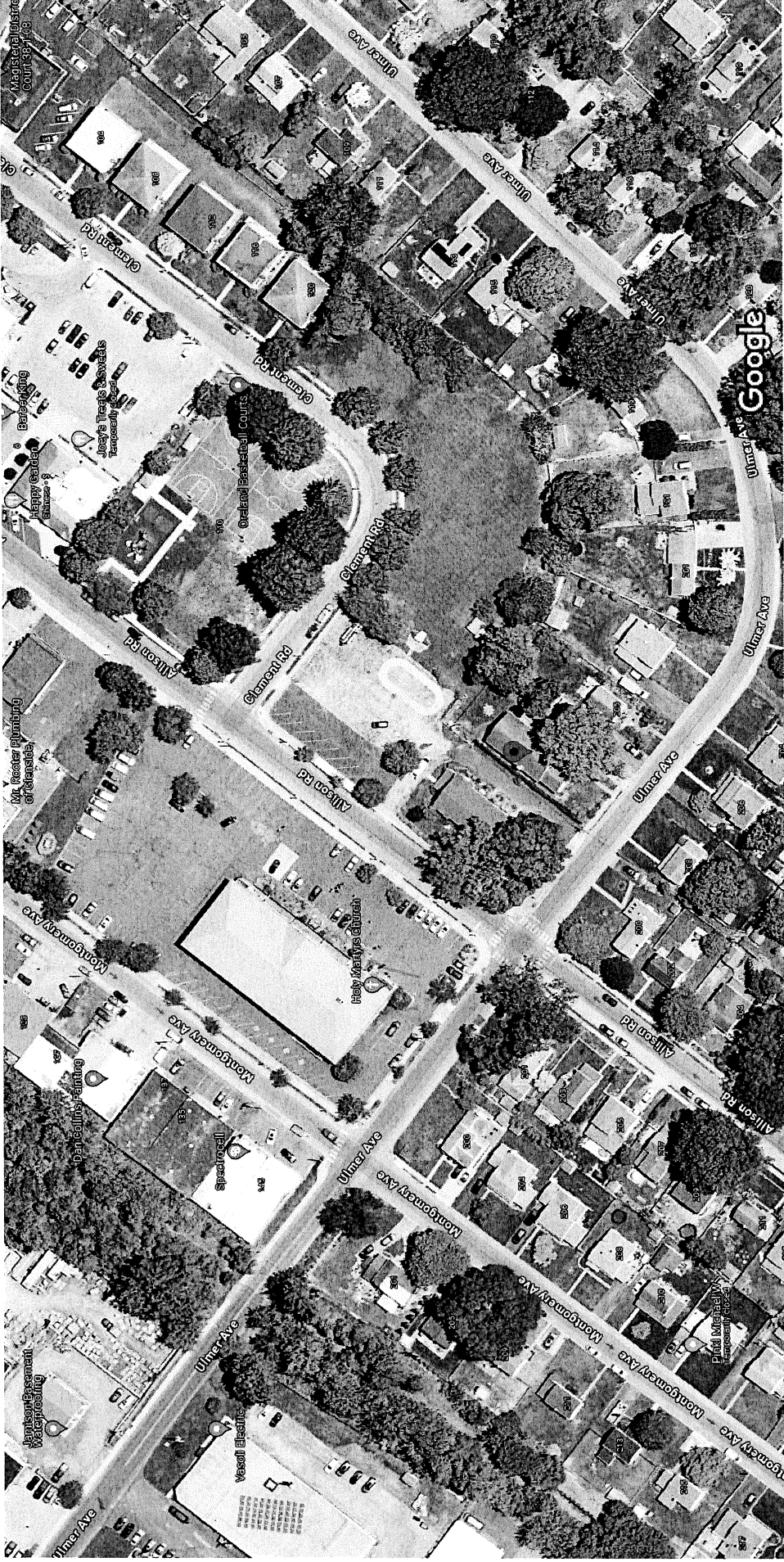


Google

Image capture: Sep 2022 © 2023 Google



Google Maps 207 Ulmer Ave





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, February 26, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-01: This is the application of **Marisa Case**, owner of the property located at 412 Ascot Road, Oreland, PA 19075. The property is also known as parcel #5200-0066-7001. The applicant has requested a variance from Section 114-12.A.13.A and Section 114-12.A.15.A of the Springfield Township Zoning Ordinance. The variances have been requested to allow for an addition to be constructed to the rear of the home that is within the limits of the flood plain as defined by FEMA. The proposed addition, although in a different configuration, replaces a structure that was damaged by a fallen tree. The proposed addition is also nine (9) feet further away from the water course. The property is zoned within the A-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.

JAN 05 REC'D

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

NO. 24-01

DATE: 1/5/2024

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Marisa Case
(Name of Applicant)

Of (Address) 412 Ascot Road, Oreland, PA 19038

(Telephone No.) 267-469-5819

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 XIIA, Section 4-12A,
Subsection A, of the Springfield Township Zoning Code.

 Other (please specify) XIIA, 114-12A13, A
(reiterating variance section since not enough room in space above)

The property concerned is located at 412 Ascot Road, Oreland, PA 19038

Petitioner's Interest in the property is Owner

Present use of property Single family residence

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.

Rear portion of structure is being rebuilt after being damaged by tree. Configuration of new structure is different than what previously existed but distance to the watercourse is being reduced by 9'-0"±

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 # 24-01
CHECK # 23521
\$500.00

Mavis Glase
Applicant's Signature

Mavis Glase
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.

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Filing Fees and Costs

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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.

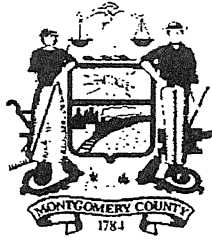
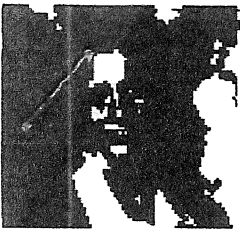
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Marisa Case

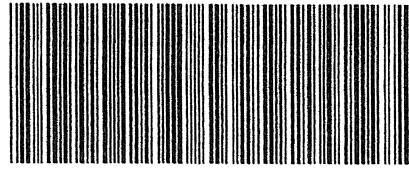
Printed Name of Applicant

Marisa Case 12/18/23
Applicant's Signature and Date

1/3 09 AA5896



DEED BK 5742 PG 02792 to 02797
INSTRUMENT # : 2009096369
RECORDED DATE: 09/03/2009 03:54:23 PM



0859130-00140

RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 758181 - 3 Doc(s)
Document Date: 08/28/2009	Document Page Count: 5
Reference Info:	Operator Id: jdeal

RETURN TO: (Simplifile) Trident Land Transfer Company 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333 (610) 889-1173	SUBMITTED BY: Trident Land Transfer Company 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333 (610) 889-1173
---	---

*** PROPERTY DATA:**
Parcel ID #: 52-00-00667-00-1
Address: 412 ASCOT RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$260,000.00	DEED BK 5742 PG 02792 to 02797
TAXABLE AMOUNT: \$260,000.00	Recorded Date: 09/03/2009 03:54:23 PM

FEES / TAXES:

Recording Fee:Deed	\$51.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$2,600.00
Springfield Township RTT	\$1,300.00
Springfield School District RTT	\$1,300.00
Total:	\$5,255.50

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



Nancy J. Becker
Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared By: 1/3

Trident Land Transfer Company
653 Skippack Pike, Suite 200
Blue Bell, PA 19422
Phone: (215)619-2313

Return To:

ATTN: Post-Closing Dept.
Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333

}

File Number: 09PA5896

DEED

Paul Hamilton and Jennifer Hamilton

TO

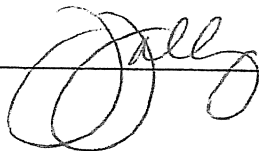
Marisa L. Case and Regina M. Kowalski

PREMISES:
412 Ascot Rd
Township of Springfield
County of Montgomery
PA

Parcel ID #52-00-00667-00-1

The address of the above named Grantee(s) is:
412 Ascot Rd, Oreland, PA 19075

Certified by: _____



Number: 09PA5896

DEED

This Indenture Made this 28TH day of August, 2009

Between Paul Hamilton and Jennifer Hamilton, (hereinafter called the Grantor) and

Marisa L. Case and Regina M. Kowalski, (hereinafter called the Grantees)

Witnesseth That the said Grantor for and in consideration of the sum of **Two Hundred Sixty Thousand (\$260,000.00)** Dollars 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, their heirs and assigns, as tenants with rights of survivorship; not tenants in common.

SEE 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 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 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.

(SPECIAL WARRANTY)

And the said Grantor does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor 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.

THIS DEED IS BEING CONVEYED TO THE GRANTEEES ON SEPTEMBER 2, 2009, NOT DATE OF FIRST SIGNING AND ACKNOWLEDGEMENT.

File Number: 09PA5896

Exhibit "A"

ALL THAT CERTAIN lot of piece of ground, BEING known as Lot No. 6 in Block "B" plan of "Sunnybrook" Oreland, Township of Springfield, County of Montgomery and State of Pennsylvania made for John P. Henrie by Barton and Martin Registered Engineers, Philadelphia and recorded in the aforesaid Montgomery County in Deed Book Volume 1264 Page 600 and more fully bounded and described as follows to wit:

BEGINNING at a point on the southeasterly side of Ascot Road (40 feet wide) at the distance of Fifty-five (55) feet measured on the arc of a circle curving to the left with a radius of two hundred and sixty-five one-hundredths (200.65) feet which point of curve is at the distance of one hundred thirty-five (135) feet, South fifty-four (54) degrees six (6) minutes thirty (30) seconds east from the southeast side of Lorraine Avenue (40 feet wide); thence EXTENDING along the southeasterly side of Ascot Road on the arc of a circle curving to the left with a radius of two hundred and sixty-five one-hundredths (200.65) feet the arc distance of fifty-five (55) feet to a point; thence EXTENDING South four (4) degrees twenty-eight (28) minutes fifty-four (54) seconds West, one hundred sixty-five and thirty one-hundredths (165.30) feet; thence EXTENDING South eighty-four (84) degrees forty-three (43) minutes West one hundred nine and seventy-two one hundredths (109.72) feet to a point; thence EXTENDING North twenty (20) degrees eleven (11) minutes twelve (12) seconds East, one hundred ninety-eight and eighty-two one hundredths (198.82) feet to the first mentioned point and place of BEGINNING.

PARCEL NO. 52-00-00667-00-1

BEING the same premises which Donald G. Sirianni, surviving tenant by the entirety, by Deed dated 09-28-07 and recorded 10-17-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5668 Page 2510, granted and conveyed unto Paul Hamilton and Jennifer Hamilton, husband and wife as tenants by the entirety.

Parcel/Folio #52-00-00667-00-1

File Number: 09PA5896

In 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:

Paul Hamilton
Paul Hamilton

Jennifer Hamilton
Jennifer Hamilton

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery)

On this, the 2nd day of Sept, A.D. 2009, before me, a notary public the undersigned officer, personally appeared **Jennifer Hamilton** known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

12/16/11

My Commission Expires:

Joan E. Jolly
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joan E. Jolly, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires Dec. 16, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joan E. Jolly, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires Dec. 16, 2011
Member, Pennsylvania Association of Notaries

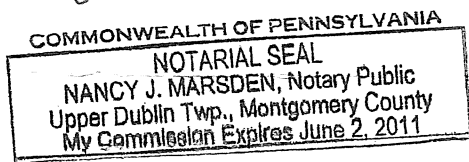
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery)

On this, the 28th day of August, A.D. 2009, before me, a notary public the undersigned officer, personally appeared Paul Hamilton known to me (or satisfactorily proven) to be the persons whose names 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.

My Commission Expires:

Nancy J. Marsden
Notary Public



PARID: 520000667001

CASE MARISA L & KOWALSKI REGINA M

412 ASCOT RD

Parcel

TaxMapID 52077 020
Parid 52-00-00667-00-1
Land Use Code 1101
Land Use Description R - SINGLE FAMILY
Property Location 412 ASCOT RD
Lot #
Lot Size 13700 SF
Front Feet 55
Municipality SPRINGFIELD
School District SPRINGFIELD TWP
Utilities ALL PUBLIC//

Owner

Name(s) CASE MARISA L & KOWALSKI REGINA M
Name(s)
Mailing Address 412 ASCOT RD
Care Of
Mailing Address
Mailing Address ORELAND PA 19075

Current Assessment

Appraised Value	Assessed Value	Restrict Code
125,550	125,550	

Estimated Taxes

County	601
Montco Community College	49
Municipality	567
School District	4,697
Total	5,914
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date 28-AUG-2009
Sale Price \$260,000
Tax Stamps 2600
Deed Book and Page 5742-02792
Grantor HAMILTON PAUL & JENNIFER
Grantee CASE MARISA L & KOWALSKI REGINA M
Date Recorded 03-SEP-2009





Off Market: \$408,000 (3 beds, 1 bath, 1,404 Square Feet)

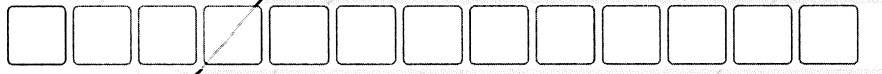
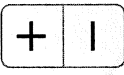
Address Search Parcel Search

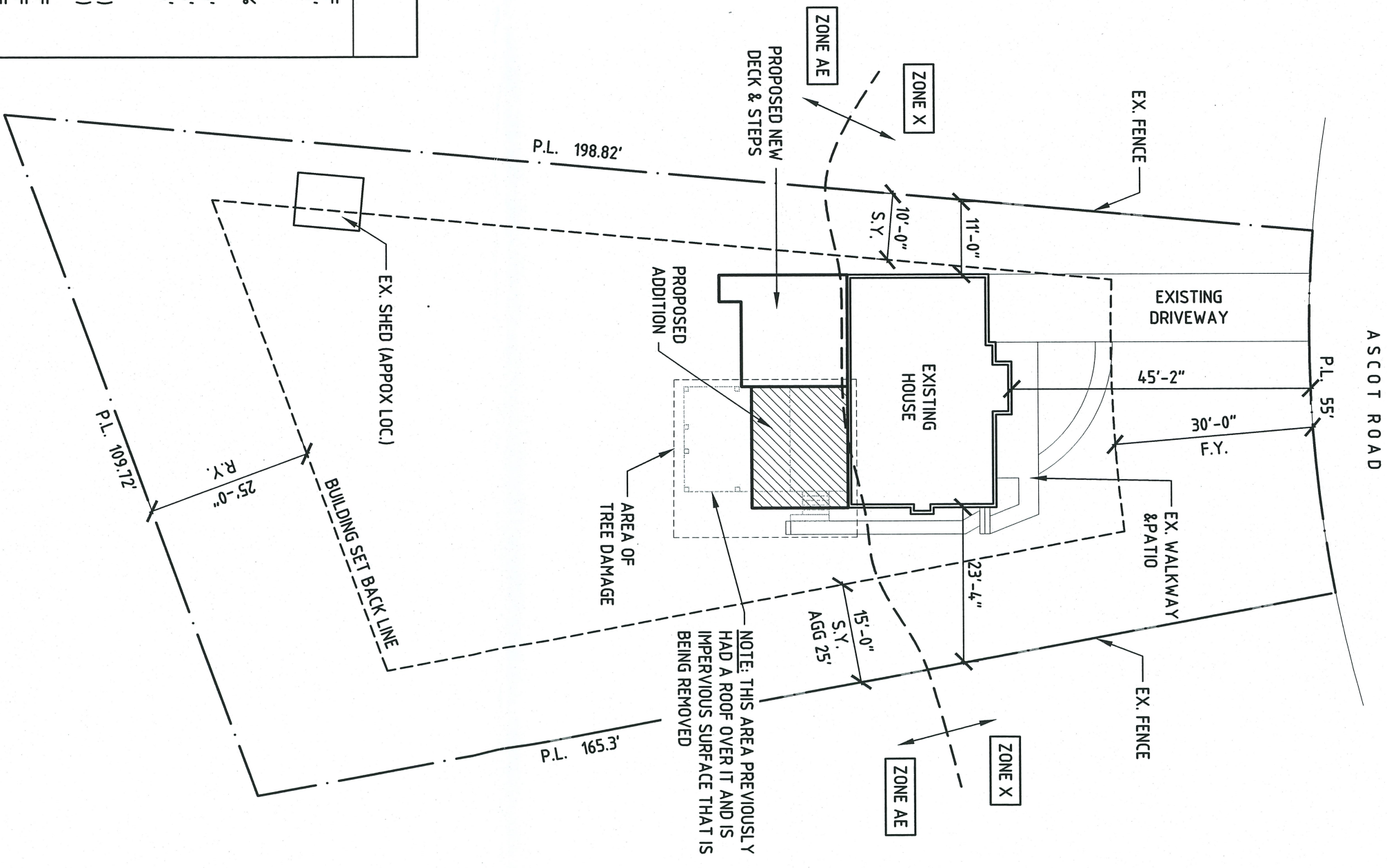
Parcel Search
412 ASCOT RD, ORELAND, PA ...
Clear Location

ASSET CENTRL

Add | Search | Reports

- Assets
- ▶ Emergency Services
- ▶ Impervious Surface
- ▶ Signs
- ▶ Zoning
- ▶ FEMA Floodplain
- ▶ AE
- ▶ Traffic Signals
- ▶ Wards
- ▶ Parcels
- ▶ Streets
- ▶ Municipal Boundary
- ▶ Hydrology
- ▶ Streams
- ▶ Water Bodies
- ▶ Parks & Recreation
- ▶ Parks
- ▶ Recreational Areas
- ▶ Park Routes
- ▶ Lights
- ▶ Park Signs
- ▶ Park Amenities
- ▶ Fire Marshal
- ▶ Fire Hydrants





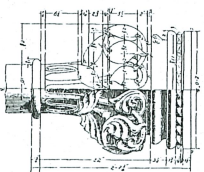
SITE PLAN
1" = 20'

ZONING - B - RESIDENTIAL DISTRICT	
TAX PARCEL # 52-00-00667-00-1	
LOT SIZE =	13,700 SF
LOT WIDTH =	55'
MAX BUILDING COVERAGE =	30%
FRONT YARD SETBACK =	30'
REAR YARD SETBACK =	25'
SIDE SETBACK =	MIN 10', AGG 25'
EX. BUILDING AREA =	1,191 SF (8.6%)
EX. IMPERVIOUS COVERAGE =	2,060 SF (15%)
EX. HOUSE =	1,191 SF
EX SHED =	80 SF
EXISTING WALKWAY/ PATIO =	292 SF
EXISTING DRIVEWAY =	497 SF
TREE DAMAGE AREA TO BE DEMOLISHED =	391 SF
TREE DAMAGE WALKWAY TO BE REMOVED =	20 SF
PROPOSED ADDITION =	266 SF
PROPOSED DECK & STEPS =	263 SF
PROPOSED BUILDING AREA =	1,191 SF + 266 SF = 391 SF = 1,066 SF (7.7%)
TOTAL NEWLY PROPOSED IMPERVIOUS COVERAGE =	2,060 SF + 266 SF - 20SF - 391 SF = 1,935 SF (13.9%)

NOTE: THERE IS 125 SF LESS THAN EX. IMPERVIOUS COVERAGE



Case-Kowalski Residence
412 Ascot Road
Oreland, PA 19038
4 DEC 2023
PROJECT NO. - 2023213



Matthew V. Piotrowski
ARCHITECT, LLC
330 Evergreen Ave
Warminster, PA 18974
215.675.2099