



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

Baird M. Standish
President

Eddie T. Graham
Vice President

Jeffrey T. Harbison
Peter D. Wilson

Michael E. Maxwell
Jonathan C. Cobb
James M. Lee

OFFICERS

A. Michael Taylor
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James J. Garrity
Solicitor

Bonny S. Davis
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, August 23, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-18: This is the application of **Emily & Robert Mercier**, owners of the property located at 7960 Ardmore Avenue, Wyndmoor PA 19038, also known as Parcel #5200-1854-1001. The applicants have requested a dimensional variance from Section 114-54.A of the Springfield Township Zoning Ordinance. The applicants seek approval to replace and expand an existing deck that will encroach four feet into the required 12 foot side yard setback. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

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

THERE IS A 30 DAYS 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. 21-18

DATE: 7/31/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Robert and Emily Mercier
(Name of Applicant)

Of (Address) 7960 Ardmore Avenue, Wyndmoor PA

(Telephone No.) (215)360-2672

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 54-B , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 7960 Ardmore Avenue, Wyndmoor PA 19038

Petitioner's Interest in the property is Residence

Present use of property Residence

Springfield Township
Montgomery County
Received

AUG 2 2021

Community Development
Department

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.

Requesting a variance for a reduction in the side yard setback from 12'-0" to 8'-0".

The reason for the setback reduction is to build a covered open porch area off the existing kitchen for outdoor family dining and gathering. The existing porch deck is too narrow for a table and chairs and the deck has deteriorated.

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 # 144
\$500.00

Emily Bellini
Applicant's Signature
Robert C. Mercier
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.

Emily Mercier *ROBERT MERCIER*
Printed Name of Applicant

Emily Mercier *Robert C. Mercier*
Applicant's Signature and Date

Section 114-54.B

Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 35 feet, but neither side yard shall be less than 12 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 85 feet, a single-family dwelling may be built thereon with side yards of less width, when authorized as a special exception; and provided further that in the case of a single-family dwelling constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yards is not thereby reduced to less than the required minimum of 12 feet.

PARID: 520018541001
JACOBY EMILY R & MERCIER ROBERT C

7960 ARDMORE AVE

Parcel

TaxMapID	52024 024
Parid	52-00-18541-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	7960 ARDMORE AVE
Lot #	22
Lot Size	12276 SF
Front Feet	92
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	JACOBY EMILY R & MERCIER ROBERT C
Name(s)	
Mailing Address	7960 ARDMORE AVE
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
273,270	273,270	

Estimated Taxes

County	993
Montco Community College	107
Municipality	1,234
School District	9,655
Total	11,989
Tax Lien	Tax Claim Bureau Parcel Search

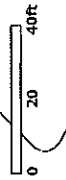
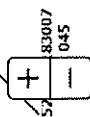
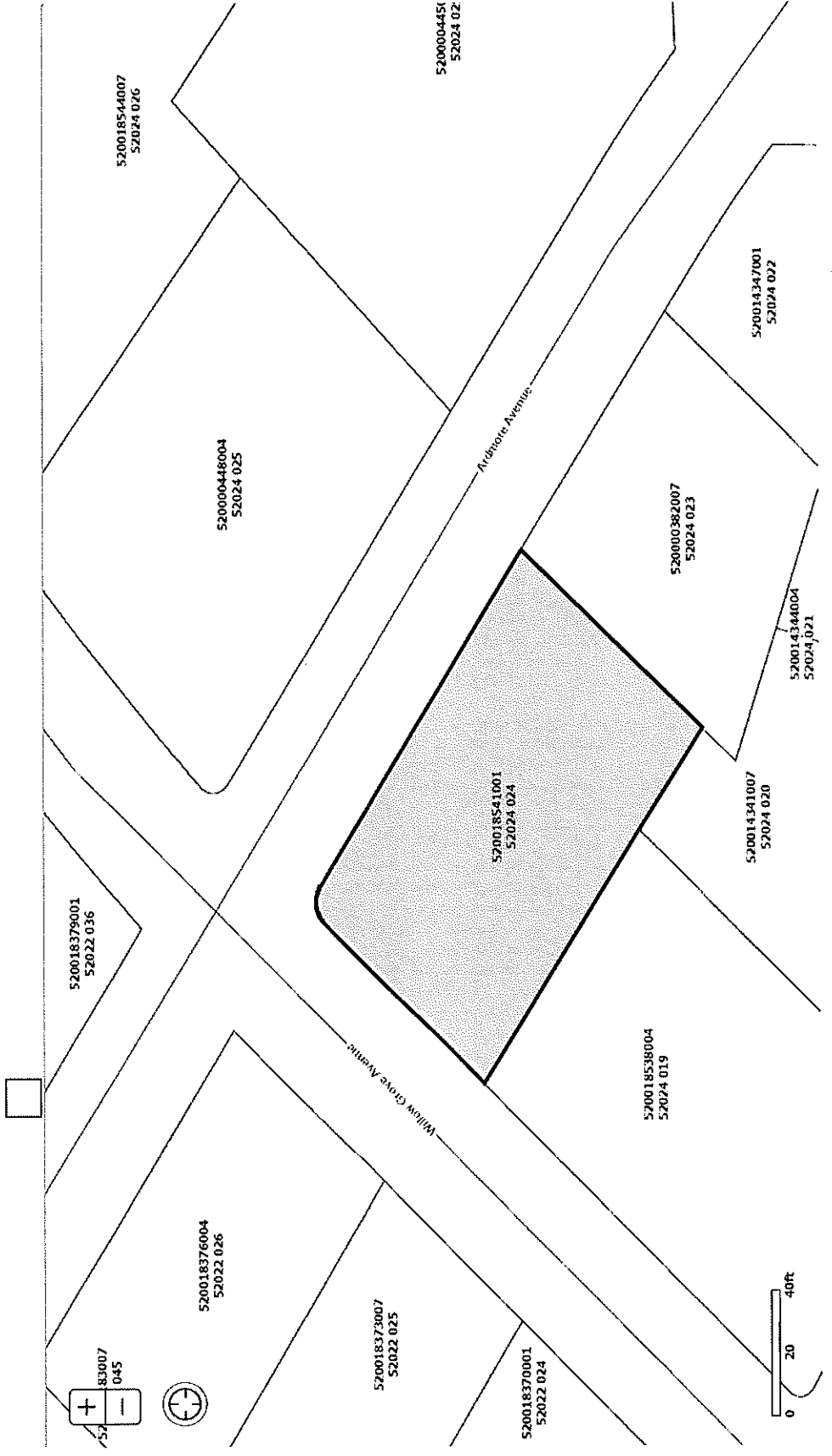
*A-Residential
WANTS - 5*

Last Sale

Sale Date	02-SEP-03
Sale Price	\$685,000
Tax Stamps	6850
Deed Book and Page	5499-01583
Grantor	SMITH JANE M & GINSBERG JEFFREY E
Grantee	JACOBY EMILY R & MERCIER ROBERT C
Date Recorded	11-MAR-04

PARID: 520018541001
JACOBY EMILY R & MERCIER ROBERT C

- Profile
- Accessory Structures
- Assessment
- Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and
- Combinations



PARID: 520018541001
JACOBY EMILY R & MERCIER ROBERT C

- Profile
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- Commercial
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- Residential
- Sales
- Sketch
- Splits and Combinations



Mercier Residence
7960 Ardmore Avenue
Wyndmoor, PA 19038

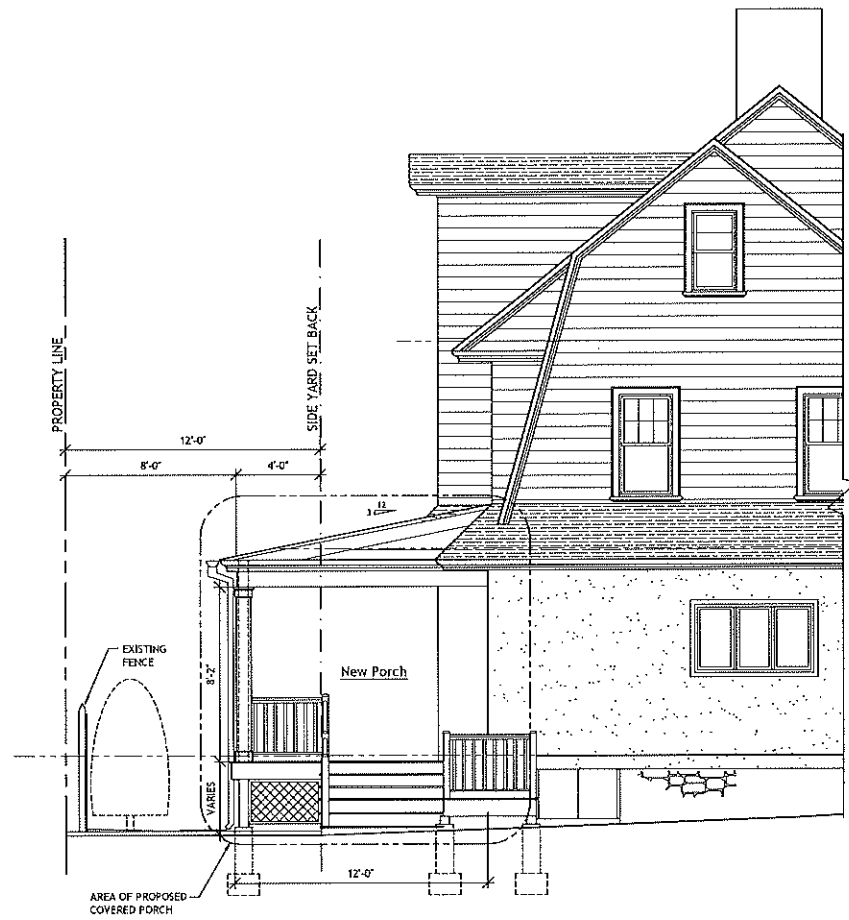


1) Side yard view looking toward corner of property and existing rear deck.

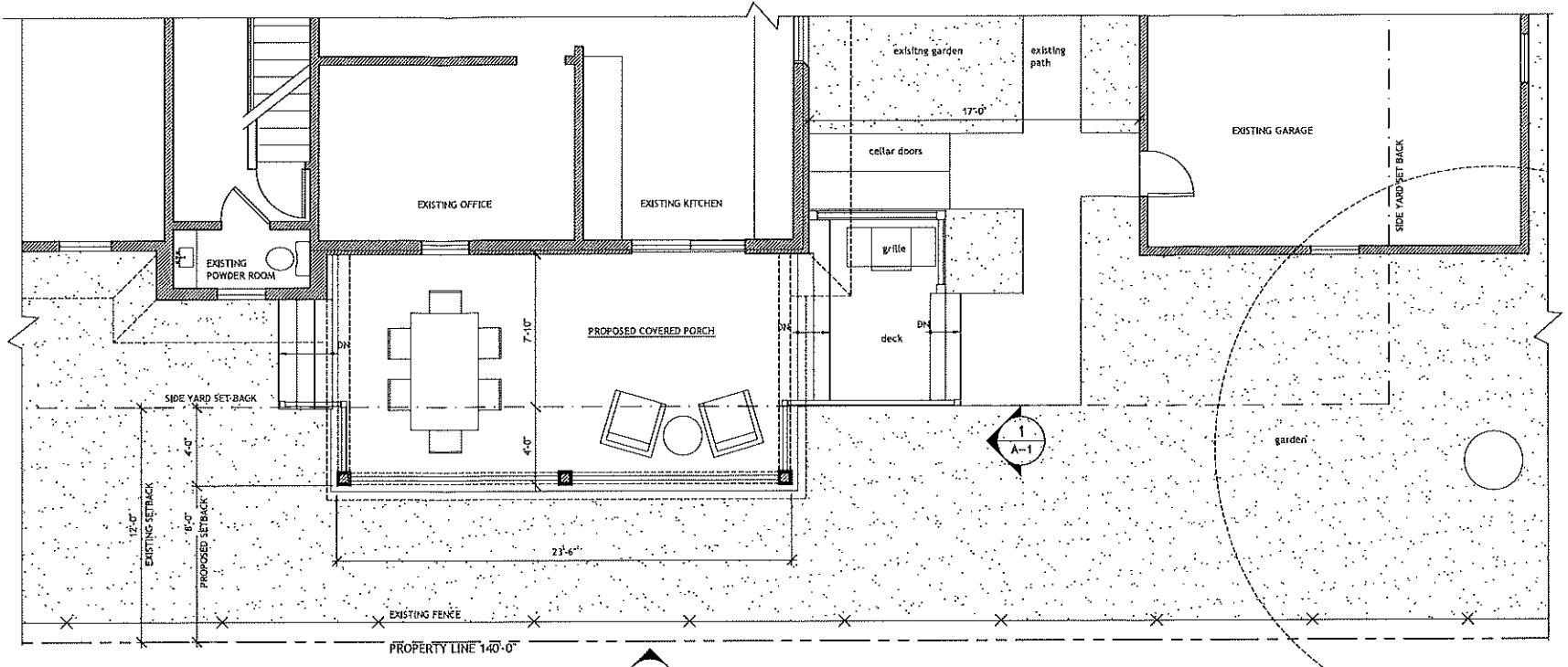
Mercier Residence
7960 Ardmore Avenue
Wyndmoor, PA 19038



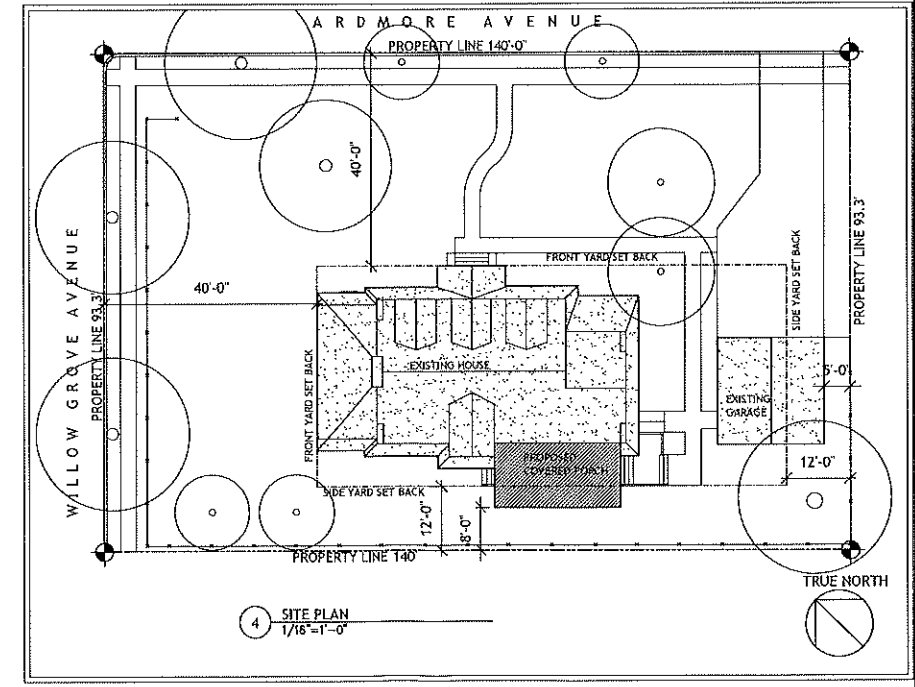
2) Side yard view looking toward house and existing rear deck.



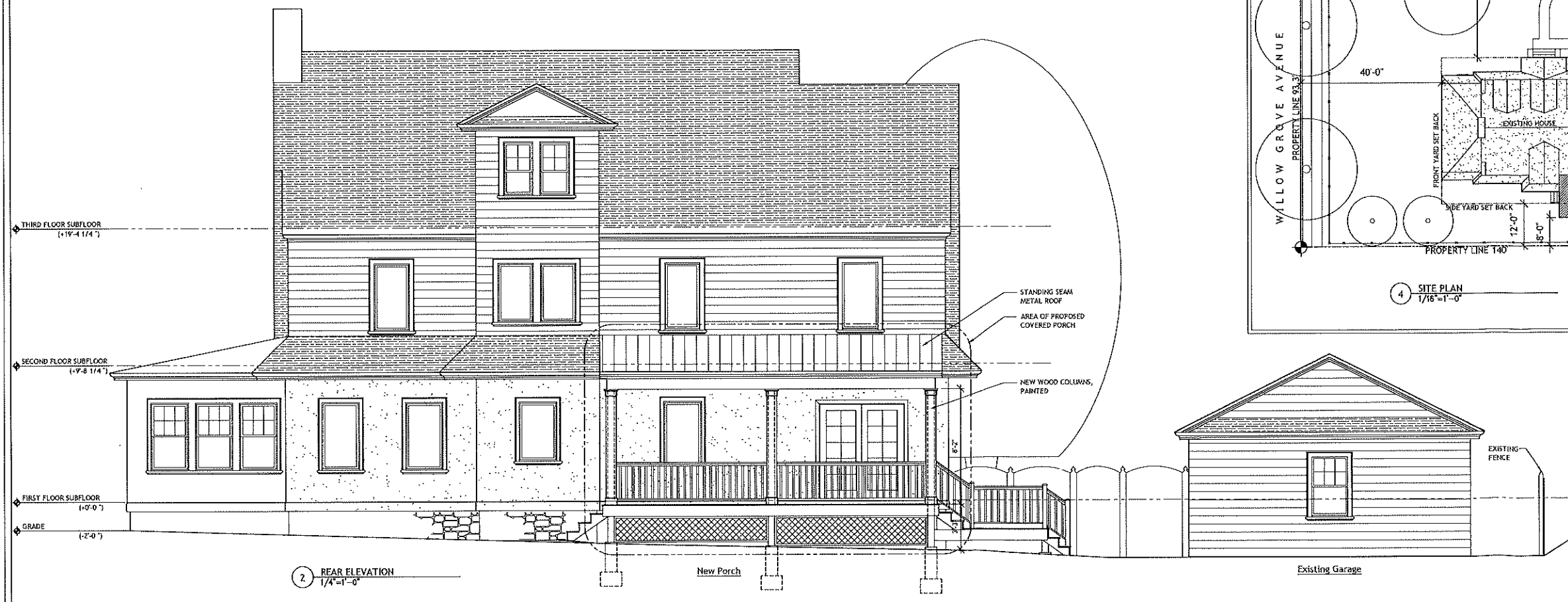
1 SIDE ELEVATION
1/4"=1'-0"



3 PROPOSED COVERED PORCH AND PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"



4 SITE PLAN
1/16"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"

ZONING INFORMATION	
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY	
ZONE	A RESIDENTIAL
LOT AREA	12,900 S.F. MIN
BUILDING AREA	20% MAX.
FRONT YARD	40' MIN
REAR YARD	25' MIN
SIDE YARD	12' MIN, 35' AGREGATE
HEIGHT	35' MAX
EXISTING LOT AREA	13,066.2 SF
BUILDING AREA	2,613.2 SF (20%)
EXISTING BLDG FOOTPRINT	1,960 SF (15%)
HOUSE	1,960 SF
GARAGE	420 SF

Consultants:

Architect:
Margaret Talbot Architects, LLC
309 Auburn Ave.
Wyndmoor, PA
Ph: (267) 488-0464
margaret.talbot@concast.net

7960 ARDMORE AVENUE
WYNDMOOR, PA 19038

MERCIER RESIDENCE

PROPOSED REAR
COVERED PORCH

Date:	07/30/21
Revisions:	
1.	DATE
	NOTES
2.	DATE
	NOTES
3.	DATE
	NOTES
Scale:	VARIES
Drawn By:	MT
Project No.:	210203
File Name:	MERCIER



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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, August 23, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-17: This is the application of **Annie R. Brown** owner of the property located at 2007 Grace Lane, Flourtown, PA 19031, also known as Parcel #5200-0765-4007. The applicant has requested a variance from Section 114-21 definition of the word (Family) as defined within the Springfield Township Zoning Ordinance. The applicant seeks approval to install a second kitchen within the dwelling for use as an in-law suite. Springfield Township limits single family dwellings to one kitchen per household. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

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

THERE IS A 30 DAYS 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. 21-17

DATE: 7/27/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Ms. Annie R. Brown
(Name of Applicant)

Of (Address) 2007 Grace Lane, Flourtown, PA 19031

(Telephone No.) 215-836-1438

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.

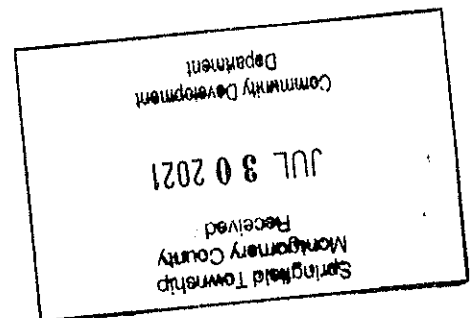
 X A **variance** from the requirements set forth in Article 114, Section 21,
Subsection Family, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 2007 Grace Lane, Flourtown, PA 19031

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling W/Inlaw Suite



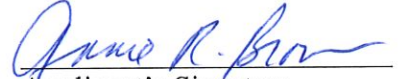
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We request a variance to install a kitchnette in the existing in-law suite in my home.

I currently share my home with my son and his family. Our plan is for my son to purchase the property and I will continue to live here. The installation of a small kitchnette will allow me to age in place, but still receive the love and care of my family This area will also provide me some independence and allow me to prepare my favorite meals.

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 # 0102
check # 1175
\$500.00


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.

Annie R. Brown
Printed Name of Applicant

Annie R. Brown 7/28/21
Applicant's Signature and Date

PARID: 520007654007
BROWN ANNIE R

2007 GRACE LN

Parcel

TaxMapID	52050A108
Parid	52-00-07654-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	2007 GRACE LN
Lot #	26
Lot Size	19100 SF
Front Feet	20
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	BROWN ANNIE R
Name(s)	
Mailing Address	2007 GRACE LN
Care Of	
Mailing Address	
Mailing Address	FLOURTOWN PA 19031

Current Assessment

Appraised Value	Assessed Value	Restrict Code
197,000	197,000	

Estimated Taxes

County	716
Montco Community College	77
Municipality	890
School District	6,960
Total	8,643
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	28-AUG-97
Sale Price	\$150,000
Tax Stamps	1500
Deed Book and Page	5203-2479
Grantor	
Grantee	BROWN ANNIE R
Date Recorded	22-OCT-97

- A.** Any number of individuals living together on a nontransient basis as a single housekeeping unit and doing its cooking on the premises, when said individuals are related by blood, marriage or adoption, including foster children.
- B.** No more than five unrelated individuals living together on a nontransient basis as a single housekeeping unit and doing their cooking on the premises. The definition of "family" shall not apply to the occupants of a club, fraternal institution, lodge, rooming house or group home.
- C.** No more than five unrelated individuals deemed to be mentally or physically handicapped persons occupying a dwelling unit as a single, nonprofit housekeeping unit if such occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1988.

Profile
Accessory Structures

Assessment
Breakdown

Assessment History

Commercial

Lot

Map

Permits

Photos

Residential

Sales

Sketch

Splits and
Combinations

PARID: 520007654007
BROWN ANNIE R



4076790

13000
13000
500

This Indenture Made the 28TH

day of AUGUST in the year of our Lord one thousand nine hundred and NINETY-SEVEN

Between

FIRST UNION NATIONAL BANK

REALTY TRANS TAX PAID
STATE 1,500.00
LOCAL 1,500.00
PER <i>CM</i>

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

ANNIE R. BROWN

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

Witnesseth,

That the said Grantor

for and in consideration of the sum of

ONE HUNDRED FIFTY THOUSAND DOLLARS-----\$150,000.00-----lawful money of the United States of America, unto it well and truly paid by the said Grantee , at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee , her heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Springfield Township, Montgomery County, Pennsylvania, and described according to a certain Plan thereof known as Plan of Subdivision made for Pat Sparango, Inc., by Haggerty and Hagan, Inc., Engineers and Surveyors, dated August 2, 1963, said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-7 Page 106, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Grace Lane (50 feet wide), said point being the seven following courses and distances from a point formed by the intersection of the Southeasterly side of Grace Lane (50 feet wide) with the Southwesterly side of Fleming Road (41.50 feet wide) (may be vacated) as shown on said Plan: (1) leaving Fleming Road South 45 degrees, 16 minutes West along the Southeasterly side of Grace Lane (50 feet wide), 17.12 feet to a point of curve on same; (2) Southwestwardly still along the Southeasterly side of Grace Lane on the arc of a circle curving to the right having a radius of 325 feet, the arc distance of 70.97 feet to a point of tangent on the same; (3) South 57 degrees, 46 minutes, 40 seconds West still along the Southeasterly side of Grace Lane 57.58 feet to a point of curve on the same; (4) Southwestwardly still along the Southeasterly side of Grace Lane on the arc of a circle curving to the left having a radius of 275 feet, the arc distance of 59.89

018237
9700122 PM 1141

4076790

1300
1300
500

This Indenture Made the 28TH

day of AUGUST

in the year of our Lord one thousand nine

hundred and NINETY-SEVEN

Between

FIRST UNION NATIONAL BANK

REALTY TRANS TAX PAID
STATE 1,500.00
LOCAL 1,500.00
PER <i>CM</i>

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

ANNIE R. BROWN

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

Witnesseth,

That the said Grantor

for and in consideration of the sum of

ONE HUNDRED FIFTY THOUSAND DOLLARS-----\$150,000.00-----lawful
 money of the United States of America, unto it well and truly paid by the said Grantee ,
 at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does
 grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee ,
 her heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Springfield Township, Montgomery County, Pennsylvania, and described according to a certain Plan thereof known as Plan of Subdivision made for Pat Sparango, Inc., by Haggerty and Hagan, Inc., Engineers and Surveyors, dated August 2, 1963, said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-7 Page 106, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Grace Lane (50 feet wide), said point being the seven following courses and distances from a point formed by the intersection of the Southeasterly side of Grace Lane (50 feet wide) with the Southwesterly side of Fleming Road (41.50 feet wide) (may be vacated) as shown on said Plan: (1) leaving Fleming Road South 45 degrees, 16 minutes West along the Southeasterly side of Grace Lane (50 feet wide), 17.12 feet to a point of curve on same; (2) Southwestwardly still along the Southeasterly side of Grace Lane on the arc of a circle curving to the right having a radius of 325 feet, the arc distance of 70.97 feet to a point of tangent on the same; (3) South 57 degrees, 46 minutes, 40 seconds West still along the Southeasterly side of Grace Lane 57.58 feet to a point of curve on the same; (4) Southwestwardly still along the Southeasterly side of Grace Lane on the arc of a circle curving to the left having a radius of 275 feet, the arc distance of 59.89

019337
9706122 PM 1:41

feet to a point of tangent on the same; (5) South 45 degrees, 18 minutes West still along the Southeasterly side of Grace Lane 206.26 feet to a point of curve on the same; (6) Southwestwardly and Southeastwardly partly along the Southeasterly and Northeasterly sides of Grace Lane on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 80.84 feet to a point of tangent on the Northeasterly side of same; and (7) South 47 degrees, 27 minutes East along the Northeasterly side of Grace Lane 359.41 feet to the point of beginning; thence extending from said point of beginning North 42 degrees, 33 minutes East 133 feet to a point; thence extending North 30 degrees, 10 minutes, 18 seconds East 177.89 feet to a point on the Westerly side of the Philadelphia Electric Company right-of-way; thence extending South 11 degrees, 34 minutes East along the Westerly side of the Philadelphia Electric Company right-of-way 190.12 feet to a point; thence extending South 42 degrees, 33 minutes West 66.45 feet to a point; thence extending North 47 degrees, 27 minutes West 95 feet to a point; thence extending South 42 degrees, 33 minutes West 133 feet to a point on the Northeasterly side of Grace Lane aforesaid; thence extending North 47 degrees, 27 minutes West along the Northeasterly side of Grace Lane 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on the above mentioned Plan.

BEING PARCEL #52-00-07654-00-7.

BEING the same premises which Francis P. Laley, Sheriff of Lalley County, by Deed dated 07/23/97 and recorded 07/28/97 in the County of Montgomery in Deed Book 5193 Page 1631, granted and conveyed unto First Union National Bank, in fee.

SPRINGFIELD TWP	1500.00
TOTAL	3000.00
CHECK	3000.00
CHANGE	0.00
ITEM 2	
10-22-97 WED #1	CASH-11 1543 14:33

10-22-97 WED #1
 COPY
 237
 SPRINGFIELD TWP
 1500.00
 STATE TAX
 1500.00
 TOTAL 3000.00
 CHECK 3000.00
 CHANGE 0.00

Together with all and singular the 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 it, the said Grantor in law as in 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 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, her heirs and Assigns, to and for the only proper use and behoof of the said Grantee, her heirs and Assigns, forever.

And the said Grantor, for itself, its successors and/or assigns, does by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and Assigns, that it 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 Grantee, her heirs and Assigns, against it 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 it, them, or any of them, shall and will **WARRANT and forever DEFEND.**

In Witness Whereof, the party of the first part has hereunto set its hand and seal, the date and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

FIRST UNION NATIONAL BANK

BY: David Ward
DAVIDA WARD, ASSISTANT V.P.

ATTEST: Kay Knowles

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-07654-00-7 SPRINGFIELD
2007 GRACE LN
FIRST UNION NATIONAL BANK
B 050A U 108 L 26 1101 DATE: 10/22/97

5.00

DB 5203 PG 2481

STATE OF NORTH CAROLINA
~~Commonwealth of Pennsylvania~~

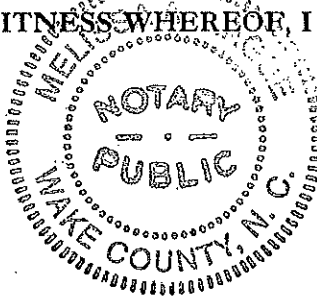
County of **WAKE**

On this, the **28TH** day of **AUGUST**, 19**97**, before me,

the undersigned officer,

personally appeared **DAVIDA WARD** who acknowledged himself (herself) to be the **ASSISTANT VICE PRESIDENT** of **FIRST UNION MORTGAGE CORPORATION** a corporation, and that she as such **ASST VICE PRESIDENT**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as **ASST. VICE PRESIDENT**

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



Thomas C. Hogg
NOATARY PUBLIC

My Commission Expires May 12, 1999

DCED.

FIRST UNION NATIONAL BANK

TO

ANNIE R. BROWN

PREMISES: 2007 GRACE LANE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY

750-S John C. Clark Co., Phila 1993

CHELSEA LAND TRANSFER, INC.
717 BETHLEHEM PIKE
SUITE 2D
ERDENHEIM, PA. 19038
97-6212



Margaine Belenbach

UNRECORDED COPY SENT TO WILD
MONTGOMERY COUNTY, PENNSA.

- REGISTERED -

DATE 10/17/92 NO. 111781

Ed. Hook

The address of the above-named Grantee

is 2007 GRACE LANE

FLOURTOWN, PA. 19031

On behalf of the Grantee



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

Jeffrey T. Harbison
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
James M. Lee

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
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, August 23, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-18: This is the application of **Emily & Robert Mercier**, owners of the property located at 7960 Ardmore Avenue, Wyndmoor PA 19038, also known as Parcel #5200-1854-1001. The applicants have requested a dimensional variance from Section 114-54.A of the Springfield Township Zoning Ordinance. The applicants seek approval to replace and expand an existing deck that will encroach four feet into the required 12 foot side yard setback. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed during normal business hours.

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

THERE IS A 30 DAYS 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. 21-18

DATE: 7/31/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Robert and Emily Mercier
(Name of Applicant)

Of (Address) 7960 Ardmore Avenue, Wyndmoor PA

(Telephone No.) (215)360-2672

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 54-B , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 7960 Ardmore Avenue, Wyndmoor PA 19038

Petitioner's Interest in the property is Residence

Present use of property Residence

Springfield Township
Montgomery County
Received

AUG 2 2021

Community Development
Department

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.

Requesting a variance for a reduction in the side yard setback from 12'-0" to 8'-0".

The reason for the setback reduction is to build a covered open porch area off the existing kitchen for outdoor family dining and gathering. The existing porch deck is too narrow for a table and chairs and the deck has deteriorated.

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 # 144
\$500.00

Emily Bellini
Applicant's Signature
Robert C. Mercier
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.

Emily Mercier *ROBERT MERCIER*
Printed Name of Applicant

Emily Mercier *Robert C. Mercier*
Applicant's Signature and Date

Section 114-54.B

Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 35 feet, but neither side yard shall be less than 12 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 85 feet, a single-family dwelling may be built thereon with side yards of less width, when authorized as a special exception; and provided further that in the case of a single-family dwelling constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yards is not thereby reduced to less than the required minimum of 12 feet.

PARID: 520018541001
JACOBY EMILY R & MERCIER ROBERT C

7960 ARDMORE AVE

Parcel

TaxMapID	52024 024
Parid	52-00-18541-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	7960 ARDMORE AVE
Lot #	22
Lot Size	12276 SF
Front Feet	92
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	JACOBY EMILY R & MERCIER ROBERT C
Name(s)	
Mailing Address	7960 ARDMORE AVE
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
273,270	273,270	

Estimated Taxes

County	993
Montco Community College	107
Municipality	1,234
School District	9,655
Total	11,989
Tax Lien	Tax Claim Bureau Parcel Search

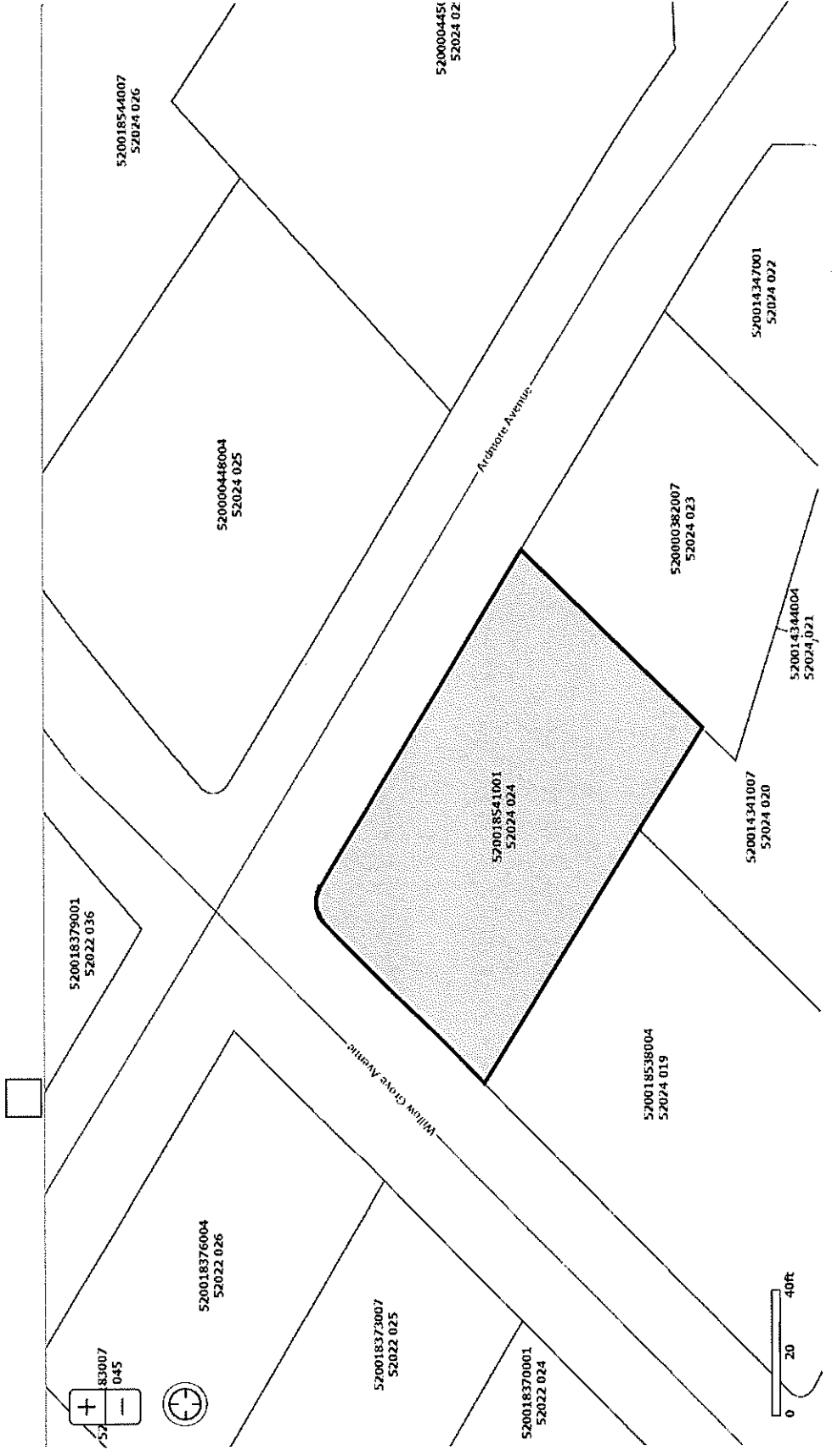
*A-Residential
WANTS - 5*

Last Sale

Sale Date	02-SEP-03
Sale Price	\$685,000
Tax Stamps	6850
Deed Book and Page	5499-01583
Grantor	SMITH JANE M & GINSBERG JEFFREY E
Grantee	JACOBY EMILY R & MERCIER ROBERT C
Date Recorded	11-MAR-04

PARID: 520018541001
JACOBY EMILY R & MERCIER ROBERT C

- Profile
- Accessory Structures
- Assessment
- Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and
- Combinations



PARID: 520018541001
JACOBY EMILY R & MERCIER ROBERT C

- Profile
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Mercier Residence
7960 Ardmore Avenue
Wyndmoor, PA 19038

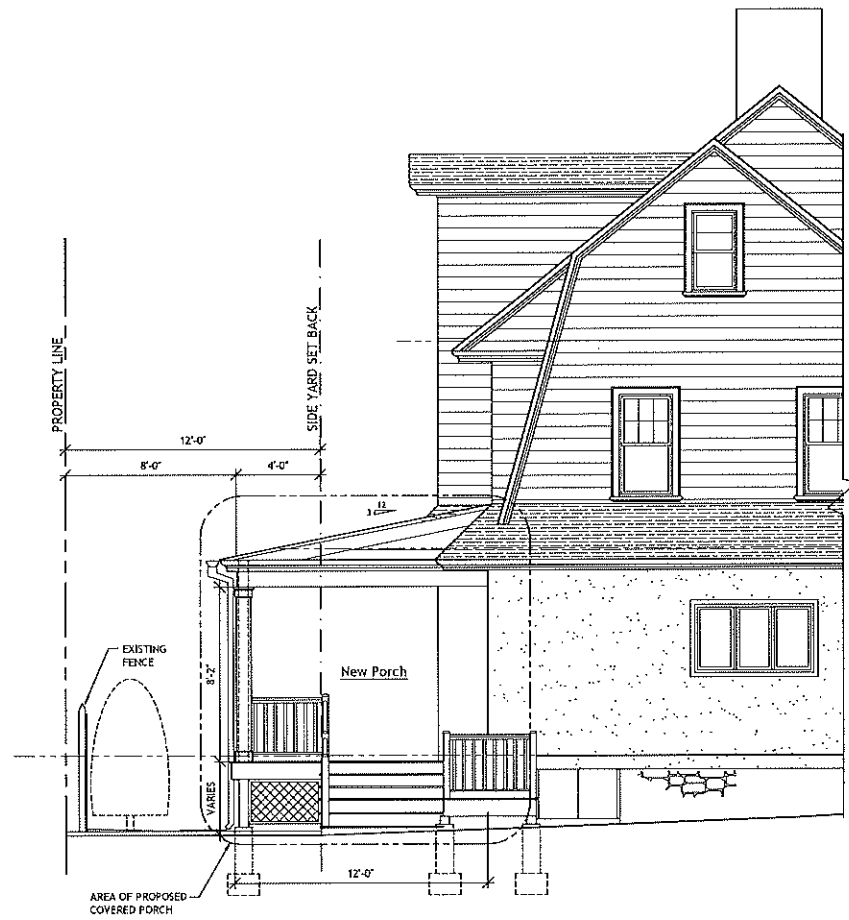


1) Side yard view looking toward corner of property and existing rear deck.

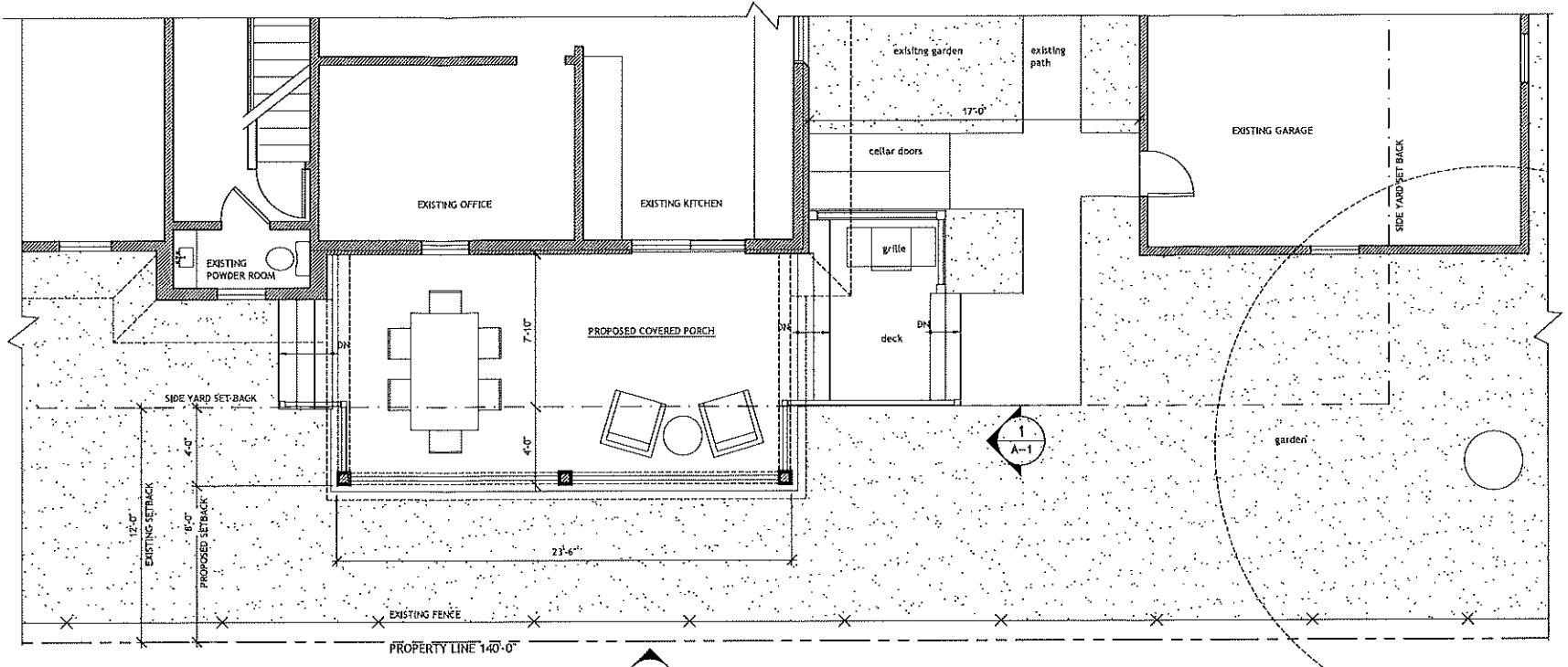
Mercier Residence
7960 Ardmore Avenue
Wyndmoor, PA 19038



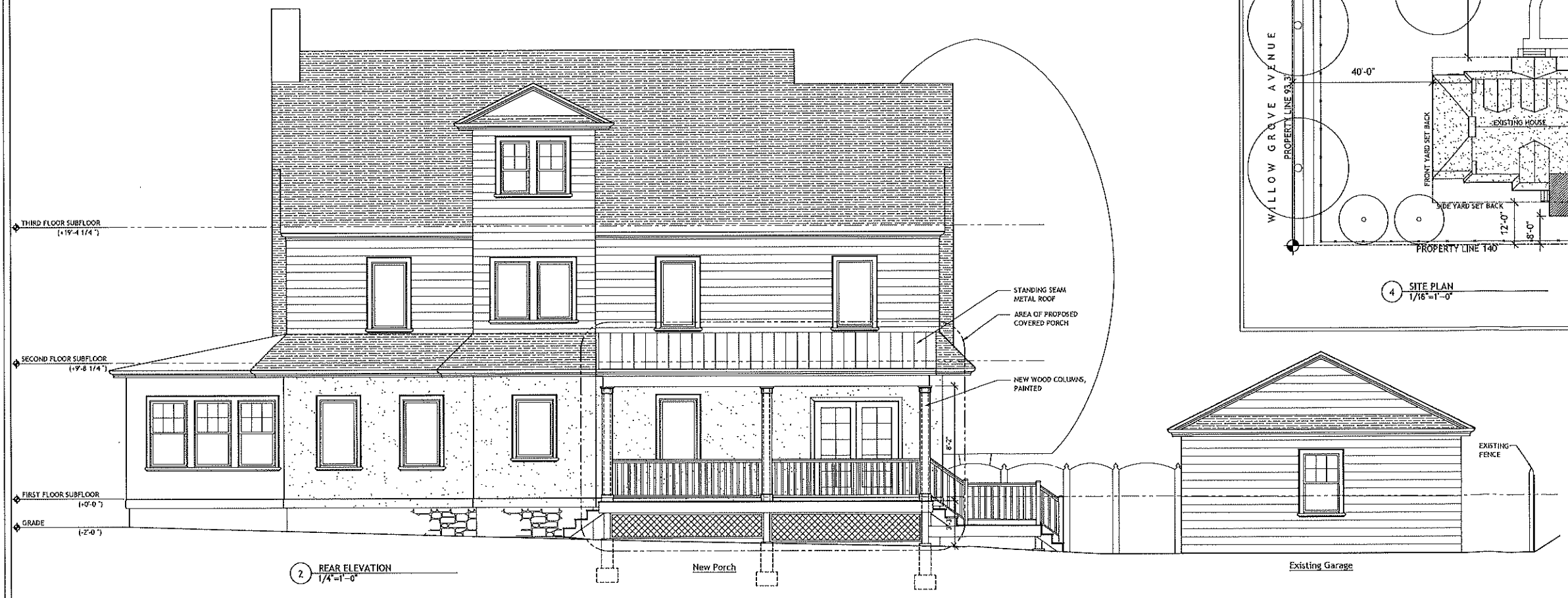
2) Side yard view looking toward house and existing rear deck.



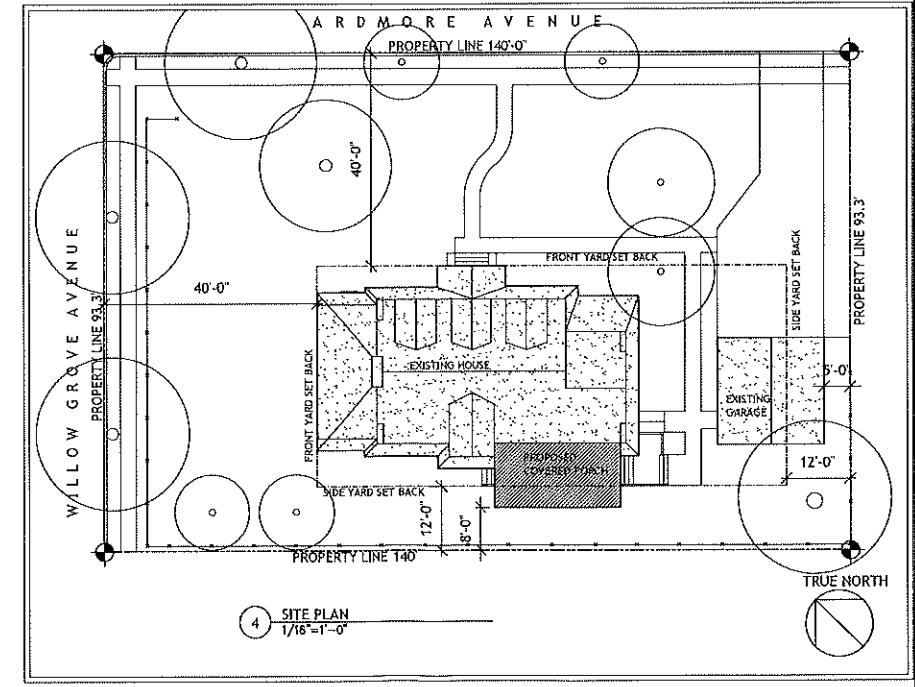
1 SIDE ELEVATION
1/4"=1'-0"



3 PROPOSED COVERED PORCH AND PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"



4 SITE PLAN
1/16"=1'-0"

ZONING INFORMATION	
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY	
ZONE	A RESIDENTIAL
LOT AREA	12,900 S.F. MIN
BUILDING AREA	20% MAX.
FRONT YARD	40' MIN
REAR YARD	25' MIN
SIDE YARD	12' MIN, 35' AGREGATE
HEIGHT	35' MAX
EXISTING LOT AREA	13,066.2 SF
BUILDING AREA	2,613.2 SF (20%)
EXISTING BLDG FOOTPRINT	1,960 SF (15%)
HOUSE	1,960 SF
GARAGE	420 SF

Consultants:

Architect:
Margaret Talbot Architects, LLC
309 Auburn Ave.
Wyndmoor, PA
Ph: (267) 488-0464
margaret.talbot@concast.net

7960 ARDMORE AVENUE
WYNDMOOR, PA 19038

MERCIER RESIDENCE

PROPOSED REAR
COVERED PORCH

Date:	07/30/21
Revisions:	
1.	DATE
	NOTES
2.	DATE
	NOTES
3.	DATE
	NOTES
Scale:	VARIES
Drawn By:	MT
Project No.:	210203
File Name:	MERCIER