



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

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Timothy P. Woodrow, PE
Engineer

Craig Robert Lewis, Esq.
Union Meeting Corporate Center
910 Harvest Drive, P. O. Box 3037
Blue Bell, PA 19422-0765

September 28, 2020

Re: Zoning Hearing Board Application #20-13 for the property located at 1842 Bethlehem Pike, Flourtown, PA 19031. Known as Parcel #520001903007, Parcel #520001904006 and Parcel #520001904105.

Dear Mr. Lewis,

This letter is sent to inform you that on Monday, September 27, 2021 the Zoning Hearing Board of Springfield Township approved the requested extension on the approval of Zoning Hearing Board Application #20-13 for the property located at 1842 Bethlehem Pike, Flourtown, PA 19031. Known as Parcel #520001903007, Parcel #520001904006 and Parcel #520001904105. The Zoning Hearing Board approved the extension until October 27, 2022. Please be aware that the required land development application must be filed with Springfield Township, Montgomery County on or before October 27, 2022.

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

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Ms. Bebe Pisani
813 Pleasant Avenue
Wyndmoor, PA 19038

September 28, 2021

Re: Zoning Hearing Board Application #21-20; for the property located at 811 Pleasant Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1436-2004.

Dear Ms. Pisani

This letter is sent to inform you that on Monday, September 27, 2021, prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved the request for dimensional variances from Section 114-82.B and Section 114-131.B.2.c of the Springfield Township Zoning Ordinance. This will allow for the shared property line between 811 Pleasant Avenue and 813 Pleasant Avenue to be relocated as shown on the plan dated, August 23, 2021, prepared by Gary A. Tilford, PLS from the firm of Charles E. Shoemaker & Associates, Inc. The dimensional variances were approved to allow for the party wall of the detached garage to serve as the property line and for the impervious coverage on 811 Pleasant Avenue to be increased from 60.6% of the total lot area to 61%. This application was approved with the following condition:

Condition: An easement agreement must be prepared to the satisfaction of the Zoning Hearing Board Solicitor that allows for shared ingress and egress of the driveway and to allow parking within the easement area. This easement agreement must be recorded as a condition of the approved subdivision plan.

The approval of this application was unanimous. 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

Cc: ZHB Members by way of email

ZHB Solicitor by way of email

Michael Taylor; Township Manager; Springfield Township



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Ms. Bebe Pisani
813 Pleasant Avenue
Wyndmoor, PA 19038

September 28, 2021

Re: Zoning Hearing Board Application #21-21; for the property located at 813 Pleasant Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1436-5001.

Dear Ms. Pisani

This letter is sent to inform you that on Monday, September 27, 2021, prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved the request for a dimensional variance from Section 114-131.B.2.c of the Springfield Township Zoning Ordinance. This will allow for the shared property line between 811 Pleasant Avenue and 813 Pleasant Avenue to be relocated as shown on the plan dated, August 23, 2021, prepared by Gary A. Tilford, PLS from the firm of Charles E. Shoemaker & Associates, Inc. The dimensional variance was approved to allow for the party wall of the detached garage to serve as the property line. This application was approved with the following condition:

Condition: An easement agreement must be prepared to the satisfaction of the Zoning Hearing Board Solicitor that allows for shared ingress and egress of the driveway and to allow parking within the easement area. This easement agreement must be recorded as a condition of the approved subdivision plan.

The approval of this application was unanimous. 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

Cc: ZHB Members by way of email
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Michael Taylor; Township Manager, Springfield Township