



**Springfield Township  
Zoning Hearing Board  
November 22, 2021  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Ed Fox; Esq. Chairman, Zoning Hearing Board  
Megan McDonough; Esq. Vice Chair, Zoning Hearing Board  
Jennifer Guckin, 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 #21-16:** This is the application of **Ms. Valentina Shavaiko**, owner of the property located at 9201 Ridge Pike, Lafayette Hill, PA 19444, also known as Parcel #5200-1565-2001. The applicant has requested a dimensional variance from Section 114-131.B and a use variance from Section 114-121 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a two story accessory building with a kitchen facility for use as an art studio. The variance is required for the two story structure in excess of 12 feet in height and the proposed second kitchen on the site. The property is zoned within the A Residential District of Ward #1 of Springfield Township.

**Case #21-22:** This is the application of **Forman Sign Company**, applicant for the property located at 1331 Ivy Hill Road, Philadelphia, PA 19150, also known as Parcel #5200-0948-4004. The applicant has requested a dimensional variances from Section 114-144.C.2 and Section 114-145 of the Springfield Township Zoning Ordinance. The applicant seeks approval to install two wall signs on the building. Although both signs are permitted, the proposed signs exceed the size limitations imposed by the Zoning Ordinance. The wall signs are proposed to be 81.25 square feet and 64.80 square feet in size. The wall signs are limited to 40 square feet and 20 square

feet in size. The property is zoned within the Industrial District of Ward #5 of Springfield Township.

**Case #21-24:** This is the application of **Oreland PA Congregation of Jehovah's Witness**, owner of the property located at 432 Oreland Mill Road, Oreland, PA 19075 also known as Parcel #5200-1268-2001. The Congregation has requested a dimensional variance from Section 114-74.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a handicap accessible ramp to allow access to the front entry door that will encroach 2.5 feet into the required 30 foot front yard setback area. The property is zoned within the C Residential District of Ward #3 of Springfield Township.

**Case #21-25:** This is the application of **Christine Morrison**, owner of the property located at 406 Poplar Road, Flourtown, PA 19031 also known as Parcel #5200-1475-5007. Ms. Morrison has requested a use variance from Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate a daycare for dogs as an accessory use to the single family dwelling. Relief is needed from the limiting conditions of a No Impact Home Based Business, as defined by the Zoning Ordinance. The property is zoned within the A Residential District of Ward #6 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, December 27, 2021 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](http://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*

Ms. Valentina Shavaiko  
9201 Ridge Pike  
Lafayette Hill, PA 19444

October, 2021

**Re: Zoning Hearing Board Application #21-16, for 9201 Ridge Pike, Lafayette Hill, PA 19444.**

Dear Ms. Shavaiko,

This letter is sent to inform you that on Monday, October 25, 2021, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #21-16, filed for your property located at 9201 Ridge Pike, Lafayette Hill, PA 19444. The Zoning Hearing Board continued the presentation of this application to our next scheduled meeting that will be held on Monday, November 22, 2021. This meeting has a 7:00 P.M. start time and will be held in person within 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)



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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, October 25, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-16:** This is the application of Ms. Valentina Shavaiko, owner of the property located at 9201 Ridge Pike, Lafayette Hill, PA 19444, also known as Parcel #5200-1565-2001. The applicant has requested a dimensional variance from Section 114-131.B and a use variance from Section 114-121 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a two story accessory building with a kitchen facility for use as an art studio. The variance is required for the two story structure in excess of 12 feet in height and the proposed second kitchen on the site. The property is zoned within the A Residential District of Ward #1 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. 21-16

DATE: 7/23/2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Valentina Shvaiko

(Name of Applicant)

Of (Address) 9201 Ridge Pike, Lafayette Hill, PA 19444

(Telephone No.) 914-441-6540

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 131,  
Subsection B (2) d, of the Springfield Township Zoning Code.

       Other (please specify) A second kitchen is also proposed to be installed.

Section 114-21. "Family" Single House Keeping Unit

The property concerned is located at 9201 Ridge Pike Lafayette Hill Pa. 19444

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling



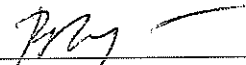
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We seek approval to construct an accessory building on the property to use as a personal studio and guest house. The proposed building has been designed to match the architecture and roof line of our home. The proposed roof line will not exceed 20 feet at the ridge line. The median height of the building will be 17 feet. We are also proposing to install a kitchen within this structure.

**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 # 399  
\$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.

Valentina Shvaiko  
Printed Name of Applicant

MS - 7/23/2021  
Applicant's Signature and Date



PARID: 520015652001  
SHAVAIKO VIKTOR & VALENTINA

9201 RIDGE PIKE

**Parcel**

---

TaxMapID 52002 007  
Parid 52-00-15652-00-1  
Land Use Code 1901  
Land Use Description E - EXEMPT DWELLING VETERANS  
Property Location 9201 RIDGE PIKE  
Lot #  
Lot Size 25010 SF  
Front Feet 228  
Municipality SPRINGFIELD  
School District SPRINGFIELD TWP  
Utilities ALL PUBLIC//

**Owner**

---

Name(s) SHAVAIKO VIKTOR & VALENTINA  
Name(s)  
Mailing Address 9201 RIDGE PIKE  
Care Of  
Mailing Address  
Mailing Address LAFAYETTE HILL PA 19444

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
105,000	105,000	Exempt

**Estimated Taxes**

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County	0
Montco Community College	0
Municipality	0
School District	0
Total	0
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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Sale Date 24-SEP-20  
Sale Price \$390,000  
Tax Stamps 3900  
Deed Book and Page 6201-02738  
Grantor HANEY LARRY & PINCHOCK DIANE  
Grantee SHAVAIKO VIKTOR & VALENTINA  
Date Recorded 18-NOV-20

**Section 114-131.B**

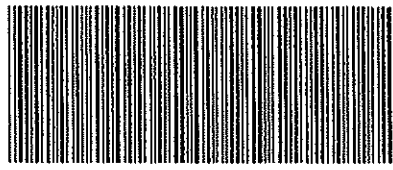
In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:

[Amended 5-9-1984 by Ord. No. 724]

- (a) Entirely separated from the main building.
- (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
- (c) Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
- (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.



**DEED BK 6201 PG 02738 to 02742**  
**INSTRUMENT # : 2020100527**  
**RECORDED DATE: 11/18/2020 01:13:24 PM**



5849109-0018

**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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**


Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6180124 - 1 Doc(s)
<b>Document Date:</b> 09/24/2020	<b>Document Page Count:</b> 4
<b>Reference Info:</b>	<b>Operator Id:</b> JSorg

<b>RETURN TO: (Simplifile)</b> G M S S - Rq 980 Harvest Drive Suite 200 Blue Bell, PA 19422 (215) 641-8000	<b>PAID BY:</b> G M S S - RQ
--	---------------------------------

**\* PROPERTY DATA:**  
 Parcel ID #: 52-00-15652-00-1  
 Address: 9201 RIDGE PIKE  
  
 LAFAYETTE HILL PA  
 19444  
 Municipality: Springfield Township (100%)  
 School District: Springfield

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$390,000.00	DEED BK 6201 PG 02738 to 02742
<b>TAXABLE AMOUNT:</b> \$390,000.00	Recorded Date: 11/18/2020 01:13:24 PM
<b>FEES / TAXES:</b>	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Additional Names Fee \$0.50	
Affordable Housing Names \$0.50	
State RTT \$3,900.00	
Springfield Township RTT \$1,950.00	
Springfield School District RTT \$1,950.00	
<b>Total:</b> \$7,887.75	<b>Jeanne Sorg</b> 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

Prepared By: **Greater Montgomery Settlement Services,  
LLC**  
ATTN: Toni Whitley  
601 Bethlehem Pike, Bldg B, Suite 100  
Montgomeryville, PA18936  
Phone: 215-631-1923

Return To: **Greater Montgomery Settlement Services,  
LLC**  
ATTN: Toni Whitley  
601 Bethlehem Pike, Bldg B, Suite 100  
Montgomeryville, PA18936  
Phone: 215-631-1923

52-00-15652-001  
9201 Ridge Pike, Lafayette Hill, PA  
19444  
File No. 323-032701

Fee Simple Deed

**This Deed**, made on October 7, 2020, between,

**Diane Pinchock a/k/a Diane Pinchock-Haney and Larry Haney**

hereinafter called the Grantors of the one part, and

**Viktor Shvaiko and Valentina Shvaiko**

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Three Hundred Ninety Thousand and 00/100 Dollars, (\$390,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns as tenants by entirety.

ALL THAT CERTAIN lot, tract or parcel of land together with the improvements thereon erected. Situate, lying and being in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, according to a Plan and Survey dated April 13, 1947 of B. V. Pannone, Registered Professional Engineer and Surveyor of Norristown, Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of Ridge Pike, said point bears along the center of Ridge Pike and naming North 44 degrees, 28 minutes, 01 second West 228.88 feet from the intersection of the center line of said Pike with the center line of County Line Road (33 feet in width) to a point; thence (1) along the lads of Ridge Care Associates North 45 degrees, 31 minutes, 59 seconds East 137.50 feet to a monument; thence (2) still along the same South 49 degrees 33 minutes 36 seconds East 215.77 feet to a drill hole in the center line of County Line Road; thence (3) along the center line of County Line Road South 40 degrees, 26 minutes, 24 seconds West 157.27 feet to the point and place of beginning.

Being the same premises which Mary Lou McGill and John F. McGill by Deed dated 3/27/1997 and recorded 5/14/1997 in Montgomery County in Deed Book 5185 Page 1821 conveyed unto Diane Pinchock and Larry Haney, in fee.

And the said Diane Pinchock is also known as Diane Pinchock-Haney.

And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness \_\_\_\_\_

  
Larry Haney

Print: \_\_\_\_\_

State/Commonwealth of \_\_\_\_\_

PA

County of \_\_\_\_\_

Montgomery

On this 7th day of October, 2020, before me, the undersigned officer, personally appeared Larry Haney, known to me (or satisfactorily proven) to be the person(s) 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

Commonwealth of Pennsylvania - Notary Seal  
CASANDRA L. VOGEL, Notary Public  
Montgomery County  
My commission expires March 14, 2023  
Commission Number 1261086

# DEED

File No. 323-032701

Grantor: Diane Pinchock a/k/a Diane Pinchock-Haney and Larry Haney

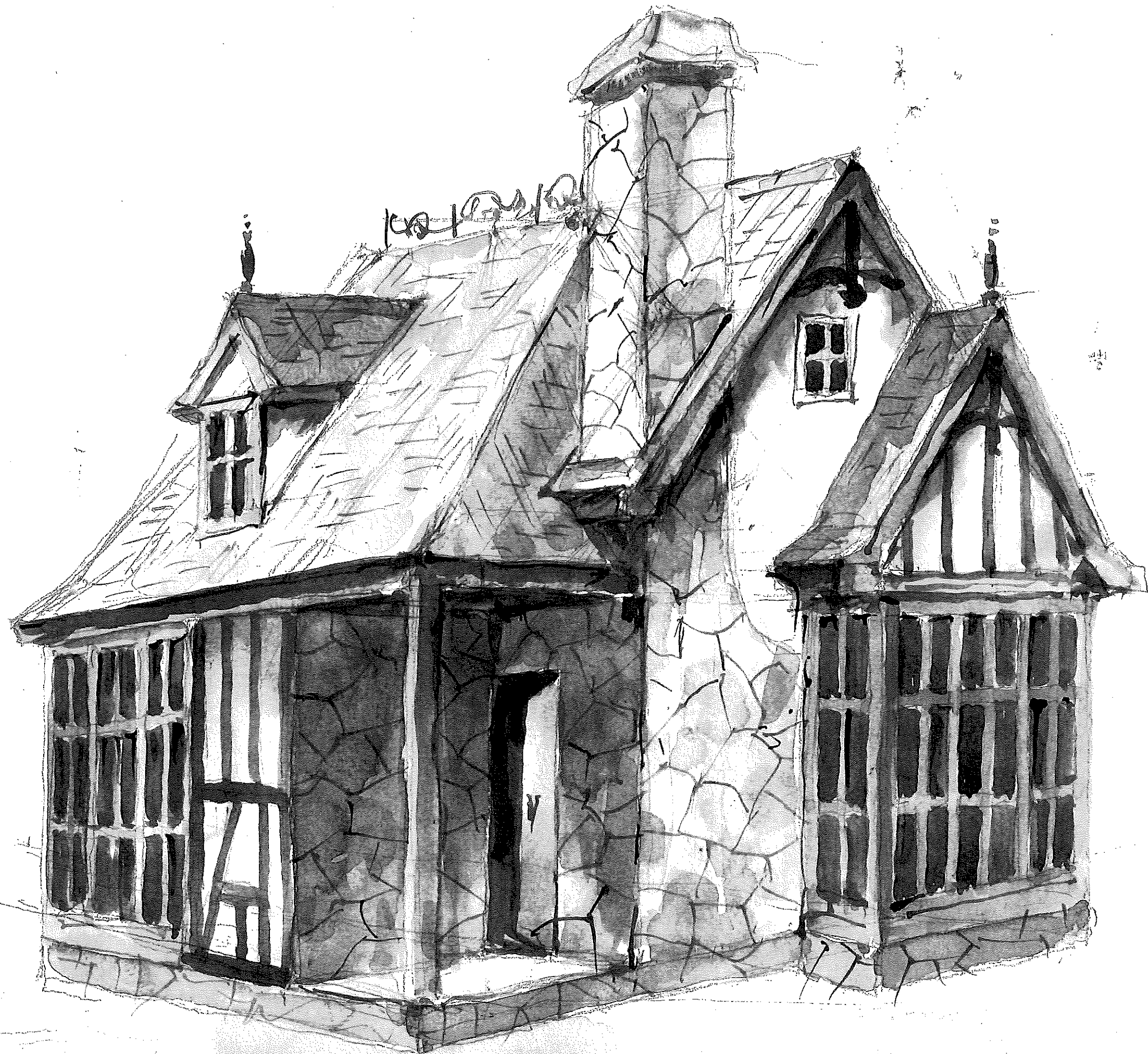
Grantee: Viktor Shvaiko and Valentina Shvaiko

I certify the address of the Grantee to be, and mail tax bill to:

9201 Ridge Pike Lafayette Hill PA 19444

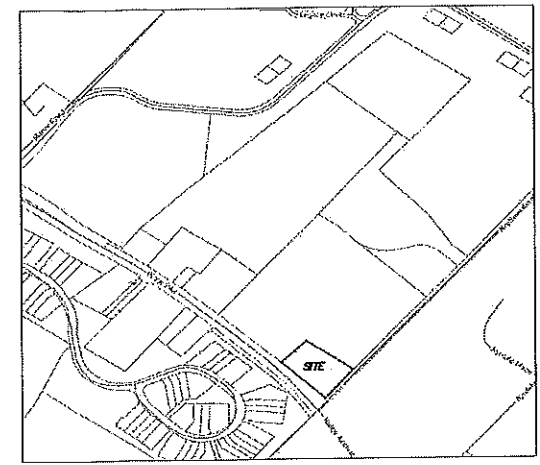
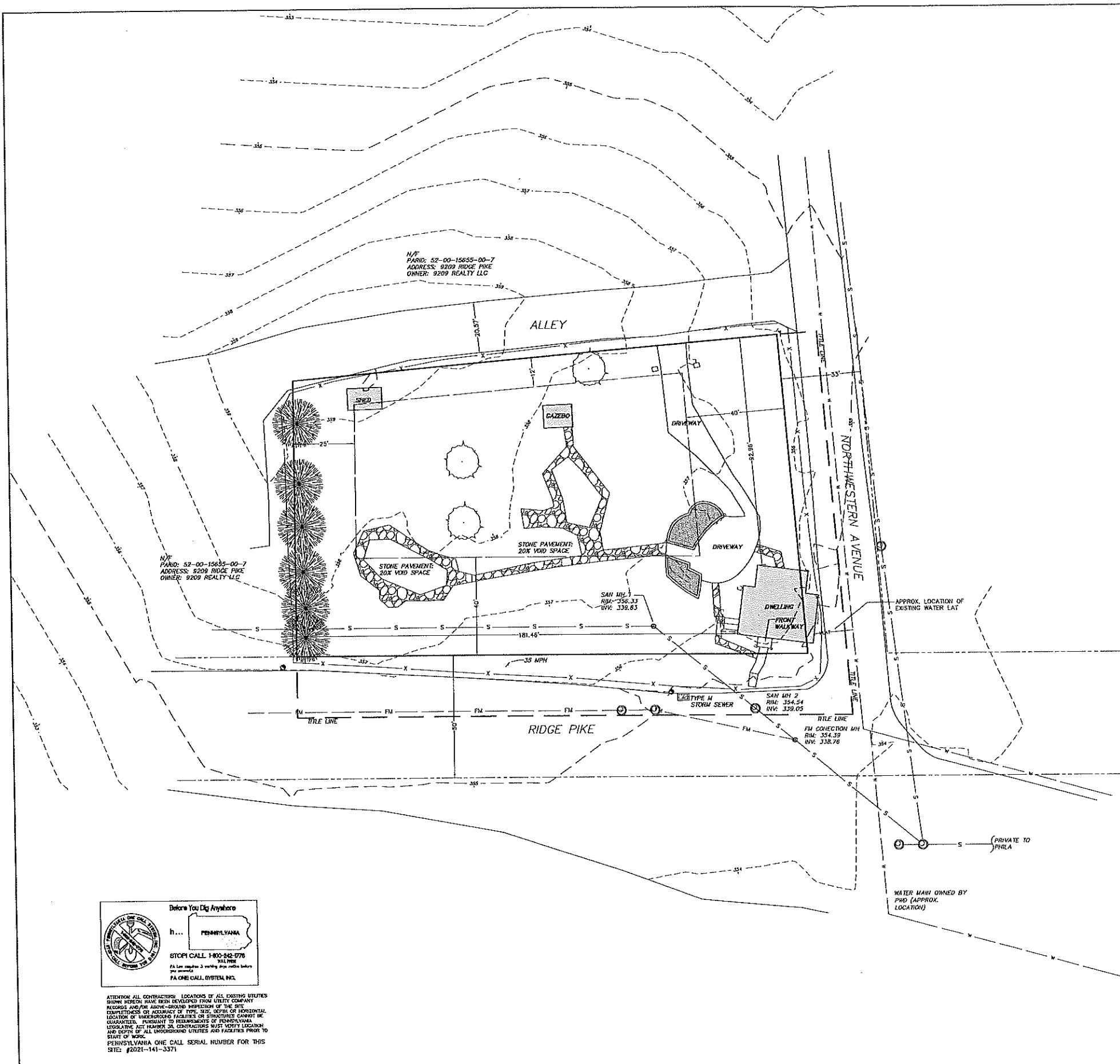
Certified by: 

Premises: 9201 Ridge Pike, Lafayette Hill, Springfield Township, Montgomery County, State/Commonwealth of Pennsylvania









**GENERAL NOTES**

- THIS PLAN DEPICTS THE EXISTING FEATURES OF THE SUBJECT PROPERTY LOCATED AT 9201 RIDGE PIKE IN LAFAYETTE HILL, PA 19444 ON THE DATE OF THE SURVEY 5/6/2021.
- OWNER/APPLICANT:  
VIKTOR & VALENTINA SHAVAIKO  
9201 RIDGE PIKE  
LAFAYETTE HILL, PA 19444
- PARID: 52-00-15652-00-1
- ZONING DISTRICT: A-RESIDENTIAL

ITEM	REQUIRED	EXISTING
MIN LOT AREA	12,500 SF	32,703.0 SF
LOT WIDTH	75 FT	157.3 FT
FRONT YARD	40 FT	9.6 FT
SIDE YARD MIN	12 FT	93.0 FT
SIDE YARD ADO	35 FT	93.0 FT
REAR YARD	25 FT	181.5 FT
MAX BLDG COV	20%	3.2%
MAX IMP COVER	30%	11.6%

\* EXISTING NON CONFORMITY

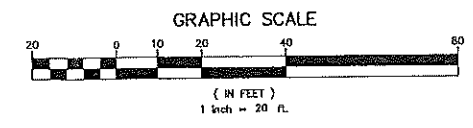
**5. IMPERVIOUS SURFACE SUMMARY:**

ITEM	SURFACE AREA
DWELLING	809.8 SF
DRIVEWAY	1365.0 SF
BICO DOOR	27.7 SF
FRONT WALKWAY	80.6 SF
COLUMNS/WALLS	102.9 SF
SHED	125.3 SF
GAZEBO	109.5 SF
STONE WALKWAY	1445.9 SF
BOX STONE WALKWAY	1156.7 SF
TOTAL	3777.5 SF

**6. SOILS ON SITE:**

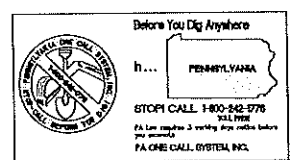
UgB - URBAN LAND, 0 TO 6 PERCENT SLOPES

7. PA ONE CALL SH: 2021-141-3371  
 UTILITIES NOTIFIED: VERIZON PA, PECO ENERGY, COMCAST CABLE COMMUNICATIONS, COMCAST CABLE, AQUA PA, PHILADELPHIA CITY WATER DEPARTMENT, SPRINGFIELD TOWNSHIP OF MONTGOMERY COUNTY

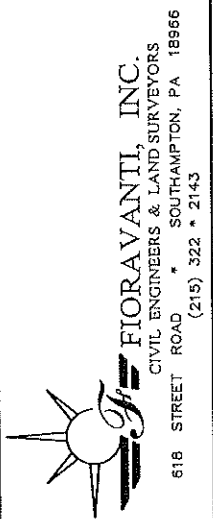


**LEGEND**

[Symbol]	FEMA FLOODPLAIN
[Symbol]	SOILS
[Symbol]	STREAM
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING 2 FOOT CONTOUR
[Symbol]	EXISTING 10 FOOT CONTOUR
[Symbol]	EXISTING CURB
[Symbol]	EXISTING PAVED DRIVEWAY
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING TREES AND BUSHES TO REMAIN
[Symbol]	EXISTING EASEMENT
[Symbol]	EDGE OF EXISTING PAVED ROAD
[Symbol]	EXISTING POLES
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING GAS MAIN



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND FROM ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS DATA, BEYOND OF HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES, CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA REGULATIVE ACT NUMBER 20, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.  
 PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: #2021-141-3371



**REVISIONS**

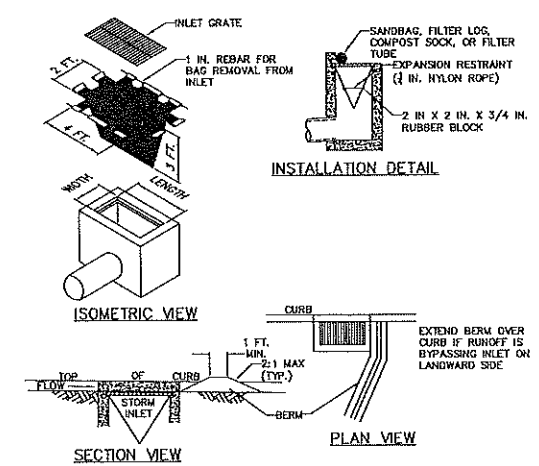
NO.	DESCRIPTION	DATE
1		
2		

DATE: 6/23/21  
 SCALE: 1"=20'  
 JOB # 2077 FB #  
 DRAWN: GH CHECKED: VWF

9201 RIDGE PIKE  
 SPRINGFIELD TOWNSHIP, PA  
 PREPARED FOR:  
 VIKTOR & VALENTINA SHAVAIKO  
 9201 RIDGE PIKE  
 LAFAYETTE HILL, PENNSYLVANIA 19444

**EXISTING FEATURES PLAN**





**NOTES:**

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

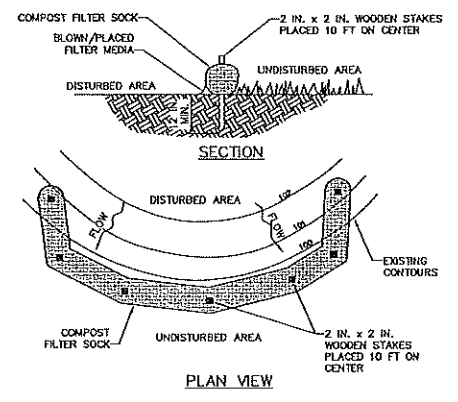
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED 50% AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DEPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

Standard Construction Detail #4-15  
Filter Bag Type C Inlet Protection aka "Silt Sock"  
NOT TO SCALE



**NOTES:**

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

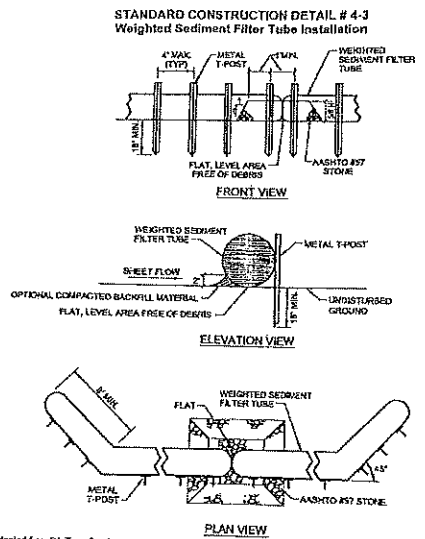
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

Standard Construction Detail #4-3  
Compost Filter Sock aka "Silt Sock"  
NOT TO SCALE



Sediment tube placement area shall be prepared so that it is free of all debris, including rocks, sticks, roots, etc. A 2" layer of AASHTO #57 stone shall be placed where the logs come together. Ends of tubes may be overlapped according to manufacturer's specifications instead of the AASHTO #57 stone.

Sediment tubes shall be placed at existing level grade. Ends shall be extended upslope at 45° to the main filter log alignment for a minimum of 6 feet (Figure 4.1).

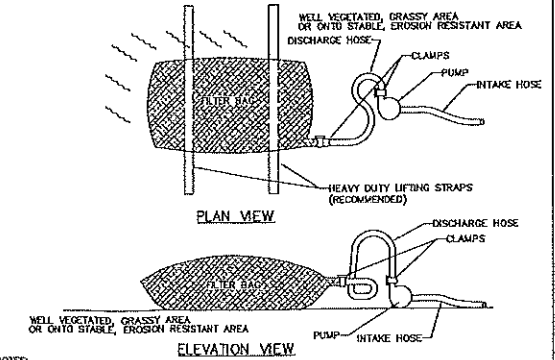
Sediment tubes shall be inspected weekly and after each runoff event.

Sediment deposits shall be cleaned from the log when it reaches half the height of the tube.

Damaged tubes shall be replaced within 24 hours of inspection. A supply of tubes shall be maintained on site for this purpose.

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Standard Construction Detail #4-3  
NOT TO SCALE



**NOTES:**

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4804	60 LB/IN
GRAB TENSILE	ASTM D-4832	205 LB
PUNCTURE	ASTM D-4833	110 LB
HULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
LOG X RETAINED	ASTM D-4751	NO SEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

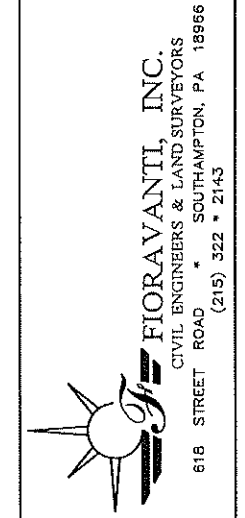
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

Standard Construction Detail #3-16  
Pumped Water Filter Bag aka "Dirt Bag"  
NOT TO SCALE



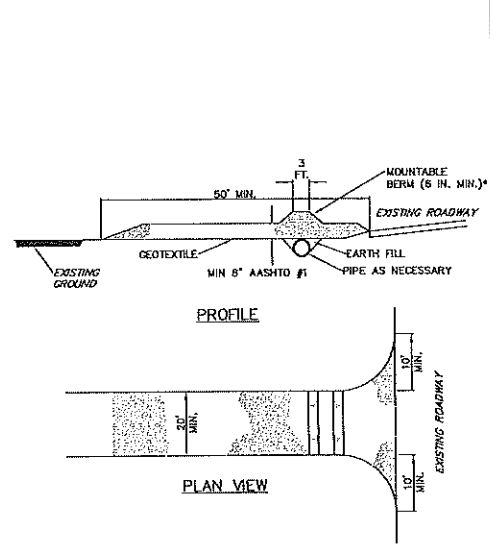
**REVISIONS**

NO.	DESCRIPTION	DATE
1		
2		

DATE: 6/23/21  
SCALE: NONE  
JOB # 2077 FB #  
DRAWN: GH [CHECKED] VWF

9201 RIDGE PIKE  
SPRINGFIELD TOWNSHIP, PA  
PREPARED FOR:  
VIKTOR & VALENTINA SHAVAIKO  
9201 RIDGE PIKE  
LAFAYETTE HILL, PENNSYLVANIA 19444

**EROSION and SEDIMENTATION CONTROL DETAILS**



**NOTES:**

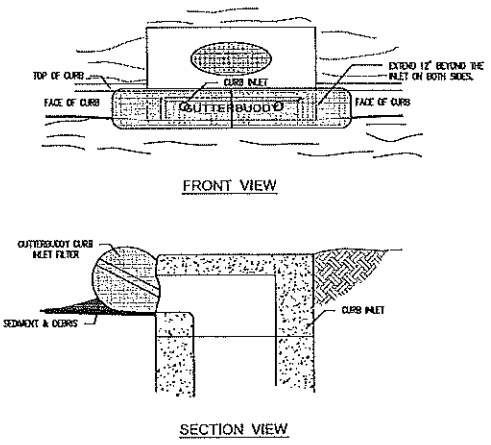
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH ROCK. WASHING THE ROADWAY OR SHEPHERDING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

Standard Construction Detail #3-1  
Rock Construction Entrance  
NOT TO SCALE



**NOTES:**

CUTTERBUDDY IS DESIGNED FOR CURB INLETS WITHOUT GRATES WHERE WATER FLOW IS CRITICAL. CUTTERBUDDY IS MADE FROM RECYCLED, SYNTHETIC FIBERS THAT FILTER OUT SEDIMENT AND DEBRIS.

88.2% REDUCTION IN TOTAL SUSPENDED SOLIDS  
87.4% REDUCTION IN HYDROCARBONS

THESE CURB INLET FILTERS EFFECTIVELY PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING STORMWATER SYSTEMS. THE FILTERING ACTION LETS WATER FLOW FREELY THROUGH THE FIBROUS MATERIAL WHILE STOPPING SEDIMENT AND DEBRIS. BUILT-IN OVERFLOWS DRAIN WATER EVEN MORE QUICKLY DURING EXTREME EVENTS.

CUTTERBUDDY CURB INLET FILTERS ARE 9 INCHES IN DIAMETER AND CAN BE PURCHASED IN 4', 6', 8', 10', 12', 14' AND 16' LENGTHS THAT ARE FLEXIBLE ENOUGH TO CONFORM TO ANY CURB RADIIUS. EXTEND THE INLET FILTER A MINIMUM OF 12" BEYOND THE INLET ON BOTH ENDS.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP.

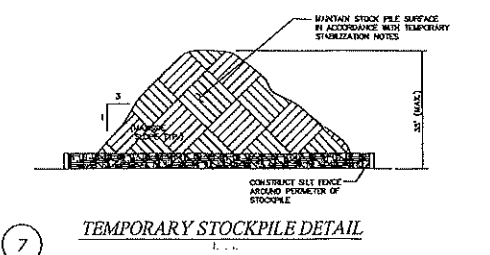
SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE CUTTER BUDDY. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

INSPECTION OF CUTTERBUDDY SHOULD BE ON A REGULAR BASIS AND AFTER MAJOR RAIN EVENTS.

CUTTERBUDDY IS REUSABLE. AFTER CONSTRUCTION IS COMPLETE AND IT IS NO LONGER NEEDED FOR SEDIMENT CONTROL, REMOVE, CLEAN AND STORE OUT OF THE SUNLIGHT.

CUTTERBUDDY IS AVAILABLE THROUGH ACF ENVIRONMENTAL CONTACT: FRED WHITE: PHONE 610-685-9422 OR CELL: 610-842-0868

Standard Construction Detail #3-2  
CUTTERBUDDY CURB INLET DRAIN FILTER  
NOT TO SCALE



**NOTES:**

THIS DETAIL APPLICABLE TO FLOW PATHS WITH WIDTHS ≤ ONE TUBE LENGTH.

Metal T-posts shall be installed at the center and at each end of the curb. Additional T-posts shall be included as needed to meet the maximum 2-foot spacing.

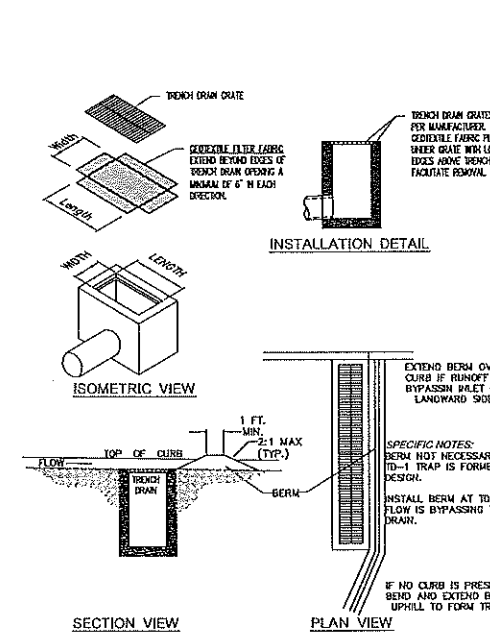
Sediment tubes shall be inspected weekly and after each runoff event.

Accumulated sediment shall be removed when it reaches half the height of the tube and disposed as directed elsewhere in the plan.

Damaged tubes shall be repaired or replaced within 24 hours of inspection. A supply of tubes shall be kept on site for this purpose.

363-2134-005 / March 31, 2012 / Page 71

Standard Construction Detail #4-4  
NOT TO SCALE



**NOTES:**

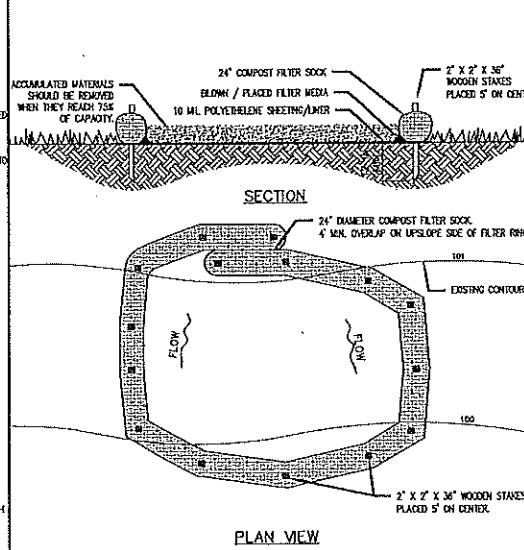
INLET PROTECTION SHALL NOT BE REQUIRED FOR TRENCH DRAINS TRIBUTARY TO SEDIMENT BASIN OR TRAP.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SEVE.

GEOTEXTILE FABRIC SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. THE INLET GRATES SHALL BE REMOVED AND THE GEOTEXTILE FABRIC CLEANED AND RINSED OR REPLACED WHEN FLOW CAPACITY HAS BEEN REDUCED 50% AS TO CAUSE FLOODING OR BYPASSING OF THE TRENCH DRAIN. DAMAGED OR CLOGGED GEOTEXTILE FABRIC SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF THE GEOTEXTILE FABRIC. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED GEOTEXTILE FABRIC ACCORDING TO THE PLAN NOTES.

Standard Construction Detail #4-4  
TRENCH DRAIN INLET FILTER  
NOT TO SCALE



**NOTES:**

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL. 18 INCH DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24 INCH DIAMETER SOCKS IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE. LOCATE WASHOUT AREAS AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, WATER BODIES, STEEP SLOPES. WASHOUT AREAS MUST BE SITED AS NECESSARY TO ENSURE THAT CONCRETE TRUCK DRIVERS UTILIZE THE PROPER AREA.

AN IMPERVIOUS LINER, (10 MIL THICKNESS WITH NO HOLES OR TEARS) SHALL BE PLACED IN THE AREA UNDER THE COMPOST FILTER SOCK TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.

MINIMUM CONTAINMENT VOLUME = 6 CUBIC FEET FOR EVERY 10 CUBIC YARDS OF CONCRETE POURED DURING CLEANOUT INTERVAL.

WASHOUT WASTES INTO THE PIT WHERE THEY CAN SET, BE BROKEN UP, AND THEN DISPOSED OF. BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE POTENTIAL FOR POLLUTION TO SURFACE AND GROUND WATERS.

ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

Standard Construction Detail #3-18  
COMPOST FILTER SOCK WASHOUT  
NOT TO SCALE



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org) Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

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*President*

Eddie T. Graham  
*Vice President*

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*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, October 25, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-22:** This is the application of **Forman Sign Company**, applicant for the property located at 1331 Ivy Hill Road, Philadelphia, PA 19150, also known as Parcel #5200-0948-4004. The applicant has requested dimensional variances from Section 114-144.C.2 and Section 114-145 of the Springfield Township Zoning Ordinance. The applicant seeks approval to install two wall signs on the building. Although both signs are permitted, the proposed signs exceed the size limitations imposed by the Zoning Ordinance. The wall signs are proposed to be 81.25 square feet and 64.80 square feet in size. The wall signs are limited to 40 square feet and 20 square feet in size. The property is zoned within the Industrial 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. 21-22

DATE: 09/14/2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We FORMAN SIGN COMPANY  
(Name of Applicant)

Of (Address) 10447 DRUMMOND ROAD PHILADELPHIA, PA 19154

(Telephone No.) 215-827-6500

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       , Section       ,  
Subsection       , of the Springfield Township Zoning Code. 114-144 & 114-145

       Other (please specify)       

The property concerned is located at 1331 IVY HILL ROAD, SPRINGFIELD, PA

"LIFE STORAGE"

Petitioner's Interest in the property is SIGN CONTRACTOR

Present use of property STORAGE FACILITY ("LIFE STORAGE")

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.

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Install (1) New Illuminated Wall Sign = 81.25 square feet.

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Install (1) New Illuminated Wall Sign = 64.80 square feet.

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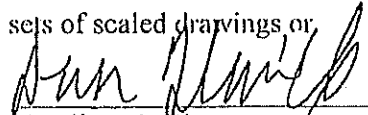
Per Section 114-165(A)(7) of the sign ordinance we dont believe this request or change is detrimental to the safety, health, morals, and general welfare of Township.

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**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 # 2949  
# 1,200.00

  
Applicant's Signature

  
Owner's Signature Owners's Rep

---

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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Springfield Township  
Montgomery County  
Received

SEP 27 2021

Community Development  
Department

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.

Dan Flaville (Forman Sign Company)

Printed Name of Applicant

*Dan Flaville* 09/14/2021

Applicant's Signature and Date



# Letter of Authorization

I, Justin Barnes, Owner's representative of the property located at: 1331 Ivy Hill Rd., Springfield, PA 19150, do hereby give authorization to **Hudsign, Inc.** and it's representative, **Forman Signs**, to apply for a variance/obtain permits and perform signage installation at the following property:

Name of Business: Life Storage #8453  
Address: 1331 Ivy Hill Rd., Springfield, PA 19150

I, *Justin Barnes* (signature), hereby certify that I am the owner/ authorized agent of the property on which the proposed sign will be located, and I approve of its design and location per Hudsign artwork.

Justin Barnes  
Senior Project Manager  
WSP Ivy Hill, LP  
65 East Wadsworth Drive, STE 200  
Draper, UT 84020  
Phone: 801-692-1474

Date: 9/24/21

Springfield Township  
Montgomery County  
Received  
SEP 27 2021  
Community Development  
Department

## **Section 114-143**

### **A.**

Permitted signs may only identify the person, establishment, principal product and/or price thereof and/or service available on the premises which contain the sign.

### **B.**

The following signs are permitted in the zoning districts subject to and as specified in the Schedule of Sign Regulations<sup>[1]</sup> and in conformance with all other provisions of this Article: r or contractors doing work on the premises or building which contains the sign.

## **Section 114-143 Permitted Signage**

Permitted signs may only be ground, projecting, facial or window-type and must conform to all provisions as specified herein as well as in the Schedule of Sign Regulations.<sup>[1]</sup> shall be equal to the height of the sign, provided that the sign shall not encroach into the right-of-way nor obstruct sight distance for ingress or egress.

### **C. Facial Signs. Industrial District 40 square feet as per the Sign Chart**

#### **(1)**

Quantity. Subject to the provisions of § 114-145, one facial sign (primary) may be affixed or otherwise represented upon the front face or canopy of a building fronting upon a public street, shopping center driveway, parking area or pedestrian mall or walkway. On corner buildings or lots, subject to the provisions of § 114-145, one additional sign (secondary) may be affixed or otherwise represented upon the additional frontage of the building on a public street, shopping center driveway, parking area or pedestrian mall or walkway.

#### **(2)**

Area. The area of a primary facial sign may not exceed the amount set forth in the Schedule of Sign Regulations. The area of a secondary facial sign shall not exceed 0.75 square foot for every linear foot of building frontage on the additional street side but shall not exceed 50% of the area permitted for the primary sign, except that the area of the secondary sign may be increased by the amount that the area of the primary sign is decreased but not in excess of the area permitted for the primary sign. The background area of a sign shall not be included in sign area limitation when such background is an intergral part of the design of the building.

#### **(3)**

Height. The maximum height of a facial sign shall not be higher than any part of actual roof, except at the gable and up to the maximum listed in the Schedule of Sign Regulations.<sup>[4]</sup> Height shall be measured vertically from the first-floor elevation of the building supporting the sign to the top of the sign.

#### **[4]**

*Editor's Note: The Schedule of Sign Regulations is included at the end of this chapter.*

#### 114-144.C.1

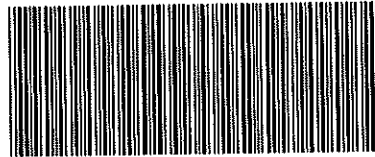
Quantity. Subject to the provisions of § **114-145**, one facial sign (primary) may be affixed or otherwise represented upon the front face or canopy of a building fronting upon a public street, shopping center driveway, parking area or pedestrian mall or walkway. On corner buildings or lots, subject to the provisions of § **114-145**, one additional sign (secondary) may be affixed or otherwise represented upon the additional frontage of the building on a public street, shopping center driveway, parking area or pedestrian mall or walkway.



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 6196 PG 00799 to 00807.1**  
INSTRUMENT # : 2020083804  
RECORDED DATE: 10/08/2020 03:32:33 PM



5827481-0019

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 10

**Document Type:** Leases  
**Document Date:** 09/17/2020  
**Reference Info:**

**Transaction #:** 6147751 - 1 Doc(s)  
**Document Page Count:** 8  
**Operator Id:** dkrasley

**RETURN TO:** (Simplifile)  
Land Services USA (West Chester 2)  
1 S Church Street  
West Chester, PA 19382  
(610) 429-3145

**PAID BY:**  
LAND SERVICES USA WEST CHESTER 2

**\* PROPERTY DATA:**

Parcel ID #: 52-00-09484-00-4  
Address: 1331 IVY HILL RD  
  
Municipality: PA Springfield Township (100%)  
School District: Springfield

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$0.00  
**TAXABLE AMOUNT:** \$0.00

**FEES / TAXES:**

Recording Fee:Leases	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$8.00
Additional Names Fee	\$0.50
Affordable Housing Pages	\$8.00
Affordable Housing Names	\$0.50
<b>Total:</b>	<b>\$105.25</b>

DEED BK 6196 PG 00799 to 00807.1  
Recorded Date: 10/08/2020 03:32:33 PM

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



**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

**Prepared By:**

Sean P. Delaney  
Mette, Evans & Woodside  
3401 North Front Street  
Harrisburg, PA 17110  
717.232.5000

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-09484-00-4 SPRINGFIELD TOWNSHIP  
1331 IVY HILL RD  
ALLEGHENY EAST CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS  
B 032 L U 028 5966 09/28/2020 LG

**Following Recording Return To:**

Derek Pershing  
Wilson Cribbs + Goren  
2500 Fannin Street  
Houston, TX 77002  
713.222.9000  
Tax Parcel No.: 52-00-09484-00-4

**Address:** 1331 Ivy Hill Road, Springfield Township

**MEMORANDUM OF GROUND LEASE**

*and made effective*

THIS MEMORANDUM OF GROUND LEASE ("Memorandum of Lease") is entered into on <sup>September 17,</sup> this <sup>2020,</sup> 25<sup>th</sup> day of September, 2020, by and between **Allegheny East Conference Corporation of Seventh-day Adventists**, a Pennsylvania non-profit corporation having an address at 767 Douglass Drive, Boyertown, Pennsylvania 19512 ("Landlord"), and **WSP Ivy Hill, LP**, a Delaware limited liability partnership having an address at 65 East Wadsworth Drive, Suite 200, Drayer, Utah 84020 ("Tenant"), to be recorded in the Montgomery County Office of the Recorder of Deeds, and to give public constructive notice of that certain Ground Lease between Landlord and Tenant (the "Lease"), as described herein.

**NOW, THEREFORE**, Landlord and Tenant do hereby give notice of the following:

1. Premises and Description Thereof. Approximately 4.93 acres of land, with improvements erected thereon, located at 1331 Ivy Hill Road, Springfield Township, Montgomery County, Pennsylvania, as is more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"):

- A. Name of Landlord: Allegheny East Conference of Seventh-day Adventists;
- B. Name of Tenant: WSP Ivy Hill, LP;
- C. Date of Lease: *September 25* 2020;
- D. Date of Commencement of Term of Lease: *September 25*, 2020;
- E. Term of Lease: Four (4) years, to *September 24*, 2024;
- F. Renewal Rights: None;

G. Purchase: Tenant has the obligation to purchase the Property, exercisable at any time throughout the Term, in accordance with the terms of the Lease.

2. Notice. All parties are further given notice of the terms and conditions set forth in the Lease in addition to those described above. Copies of the Lease are in the possession of Landlord and Tenant. The terms and conditions of the Lease are hereby incorporated herein by reference and made a part hereof.

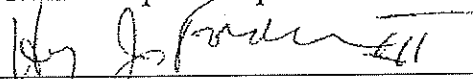
3. No Modification. This Memorandum of Ground Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.


4. Recording. The parties hereto agree that this Memorandum of Lease shall be recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, and shall have full force and effect as provided under the applicable statutes relating thereto.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have affixed their hands and seals this 24 day of September, 2020.

**LANDLORD:**

**ALLEGHENY EAST CONFERENCE  
CORPORATION OF SEVENTH-DAY ADVENTISTS,**  
a Pennsylvania non-profit corporation

BY:   
Name: Henry J. Fordham, III  
Title: President

ATTEST:   
Name: Lawrence Martin  
Title: VICEL PRESIDENT FINANCIAL / CFO / TREASURER

**TENANT:**

**WSP IVY HILL, LP,**  
a Delaware limited partnership,

By: Wasatch Management II, LLC  
a Delaware limited partnership

By: \_\_\_\_\_  
Scott Wyckoff, President

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have affixed their hands and seals this \_\_\_ day of September, 2020.

**LANDLORD:**

**ALLEGHENY EAST CONFERENCE  
CORPORATION OF SEVENTH-DAY ADVENTISTS,**  
a Pennsylvania non-profit corporation

BY: \_\_\_\_\_

Name: Henry J. Fordham, III  
Title: President

ATTEST: \_\_\_\_\_

Name: Lawrance Martin  
Title: \_\_\_\_\_

**TENANT:**

**WSP IVY HILL, LP,**  
a Delaware limited partnership,

By: Wasatch Management II, LLC  
a Delaware limited partnership

By: \_\_\_\_\_

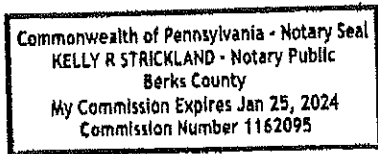
  
Scott Wyckoff, President



COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
 COUNTY OF BERKS :

ON THIS, the 24<sup>th</sup> day of September, 2020, before me, the undersigned officer, personally appeared Henry J. Fordham, III and Lawrance Martin, known to me to be the President and Vice President Finance of Allegheny East Conference Corporation of Seventh-day Adventists, a Pennsylvania non-profit corporation, the within named Landlord, that they as such officers and being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of corporation as such officers.

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



Kelly R Strickland  
 Notary Public  
 My Commission Expires: January 25, 2024

STATE OF :  
 : SS  
 COUNTY :

ON THIS, the \_\_\_\_ day of September, 2020, before me, the undersigned officer, personally appeared Scott Wyckoff, the President of Wasatch Management II, LLC, a Delaware limited liability company, the general partner of WSP Ivy Hill, LP, a Delaware limited partnership and the within named Tenant, that they he as such officer and being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership as such officer.

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

\_\_\_\_\_  
 Notary Public  
 My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
 COUNTY OF BERKS :

ON THIS, the \_\_\_ day of September, 2020, before me, the undersigned officer, personally appeared Henry J. Fordham, III and Lawrance Martin, known to me to be the President and \_\_\_\_\_ of Allegheny East Conference Corporation of Seventh-day Adventists, a Pennsylvania non-profit corporation, the within named Landlord, that they as such officers and being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of corporation as such officers.

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

\_\_\_\_\_  
 Notary Public  
 My Commission Expires:

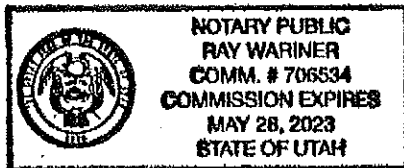
STATE OF *Utah* :  
 : SS  
 COUNTY *Salt Lake* :

ON THIS, the 17<sup>th</sup> day of September, 2020, before me, the undersigned officer, personally appeared Scott Wyckoff, the President of Wasatch Management II, LLC, a Delaware limited liability company, the general partner of WSP Ivy Hill, LP, a Delaware limited partnership and the within named Tenant, that they he as such officer and being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership as such officer.

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

*Ray Wariner*  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires:

*May 28, 2023*



## EXHIBIT "A"

THE PROPERTY

ALL THAT CERTAIN piece of ground with the buildings and improvements thereon erected, SITUATE in Springfield Township, Montgomery County, Pennsylvania and described according to a Certain Plan of Survey made for Bridge Stuart, Inc. by Boucher and Jamos, Inc., Engineers, dated February 4, 1970 as follows, to wit:-

BEGINNING at a point, an iron pin, on the Northwesterly legal Right of Way line of Ivy Hill Road (61.50 feet wide) a corner of lands now or late of Santmann Bros., said point being at the distance of 867.82 feet measured South 38 degrees 58 minutes 00 seconds West along the Northwesterly Legal Right of Way line of Ivy Hill Road from its point of intersection with the Southwesterly side of Cheltenham Avenue (46.50 feet wide), thence extending from said point of beginning along the Northwesterly Legal Right of way line of Ivy Hill Road the two following courses and distances (1) South 38 degrees 58 minutes 00 seconds West partly along the Southeasterly side of a certain 10.00 feet wide Springfield Township Sanitary Drainage Easement 58.00 feet to an angle point and (2) South 39 degrees 57 minutes 14 seconds West still along the Southeasterly side of said 10.00 feet wide Drainage Easement 706.37 feet to an iron pin a corner of lands now or lat of C. F. Moores Co., Inc.; thence extending North 50 degrees 20 minutes 46 seconds West along the last mentioned lands 187.73 feet to an iron pin, thence extending Northeastwardly still along last mentioned lands, also along lands now or late of the Philadelphia Electric Company on the arc of a circle curving to the left having a radius of 8694.42 feet the arc distance of 790.05 feet to an iron pin a corner of lands now or late of Santmann Bros., aforesaid thence extending along last mentioned lands South 50 degrees 20 minutes 46 seconds East 400.83 feet to the first mentioned point and place of beginning.

Tax ID / Parcel No. 52-00-09484-00-4

BEING THE SAME PREMISES WHICH West Oak Lane Church of God, Inc., a Delaware corporation, by Deed dated December 19, 2013 and recorded December 23, 2013 in Montgomery County in Deed Book 5899 Page 2500 conveyed unto Allegheny East Conference Corporation of Seventh-day Adventists, a Pennsylvania non-profit corporation, Grantor herein.





1830019105

REV-183 BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY table with fields: State Tax Paid: \$0.00, Book: 6196, Page: , Instrument Number: 00799, Date Recorded: 10/08/2020 03:32:33 PM

SECTION I TRANSFER DATA

Form for Section I: Date of Acceptance of Document (September 25, 2020), Grantor(s)/Lessor(s) (Allegheny East Conference of Seventh), Telephone Number (801.692.1474), Grantee(s)/Lessee(s) (WSP Ivy Hill, LP), Telephone Number (610.326.4610), Mailing Address (767 Douglass Drive, Boyertown, PA 19512 and 65 East Wadsworth Park Drive, Suite 200, Draper, UT 84020)

SECTION II REAL ESTATE LOCATION

Form for Section II: Street Address (1331 Ivy Hill Road), City, Township, Borough (Philadelphia, Springfield Township), County (Montgomery County), School District (Springfield Township School District), Tax Parcel Number (52-00-09484-00-4)

SECTION III VALUATION DATA

Form for Section III: Was transaction part of an assignment or relocation? (NO), 1. Actual Cash Consideration (0.00), 2. Other Consideration (+ 0.00), 3. Total Consideration (= 0.00), 4. County Assessed Value (3,123,430.00), 5. Common Level Ratio Factor (x 2.13), 6. Computed Value (= 6,652,905.90)

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

Form for Section IV: 1a. Amount of Exemption Claimed (\$ 6,652,905.90), 1b. Percentage of Grantor's Interest in Real Estate (100 %), 1c. Percentage of Grantor's Interest Conveyed (100 %)

Form for Section IV continuation: 2. Fill in the Appropriate Oval Below for Exemption Claimed. Includes options: Will or intestate succession, Transfer to a trust, Transfer from a trust, Transfer between principal and agent/straw party, Transfers to the commonwealth, Transfer from mortgagor to a holder of a mortgage in default, Corrective or confirmatory deed, Statutory corporate consolidation, merger or division, Other (Memorandum of Lease for a term of less than thirty (30) years).

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Form for Section V: Name (Sean P. Delaney, Esq./Mette, Evans & Woodside), Telephone Number ((717) 232-5000), Mailing Address (3401 N. Front St., PO Box 5950), City (Harrisburg), State (PA), ZIP Code (17110)

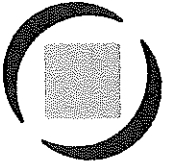
Form for Section V continuation: Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete. Signature of Correspondent or Responsible Party, Date (9/17/20)

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105



# Life Storage

**PROJECT: Life Storage**

Life Storage  
1331 Ivy Hill Road  
Springfield, PA

REFERENCE NUMBER  
**HUD1358-LS Springfield PA**

This drawing is the property of



**HUDSIGN**  
10500 Windfern Road  
Suite 100  
Houston, TX 77064  
832.960.7277

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REFERENCE NUMBER  
**HUD1358-LS**

Client: Life Storage  
Location: \_\_\_\_\_  
Site No.: Springfield, PA  
Acct. Rep: -  
Proj. Mgr.: -  
Drawn By: DOI  
Date: 08.10.2021  
File Name: HUD1358-LS Springfield PA.R2  
Rev. -R1 08.23.2021  
Rev. -R2 11.01.2021

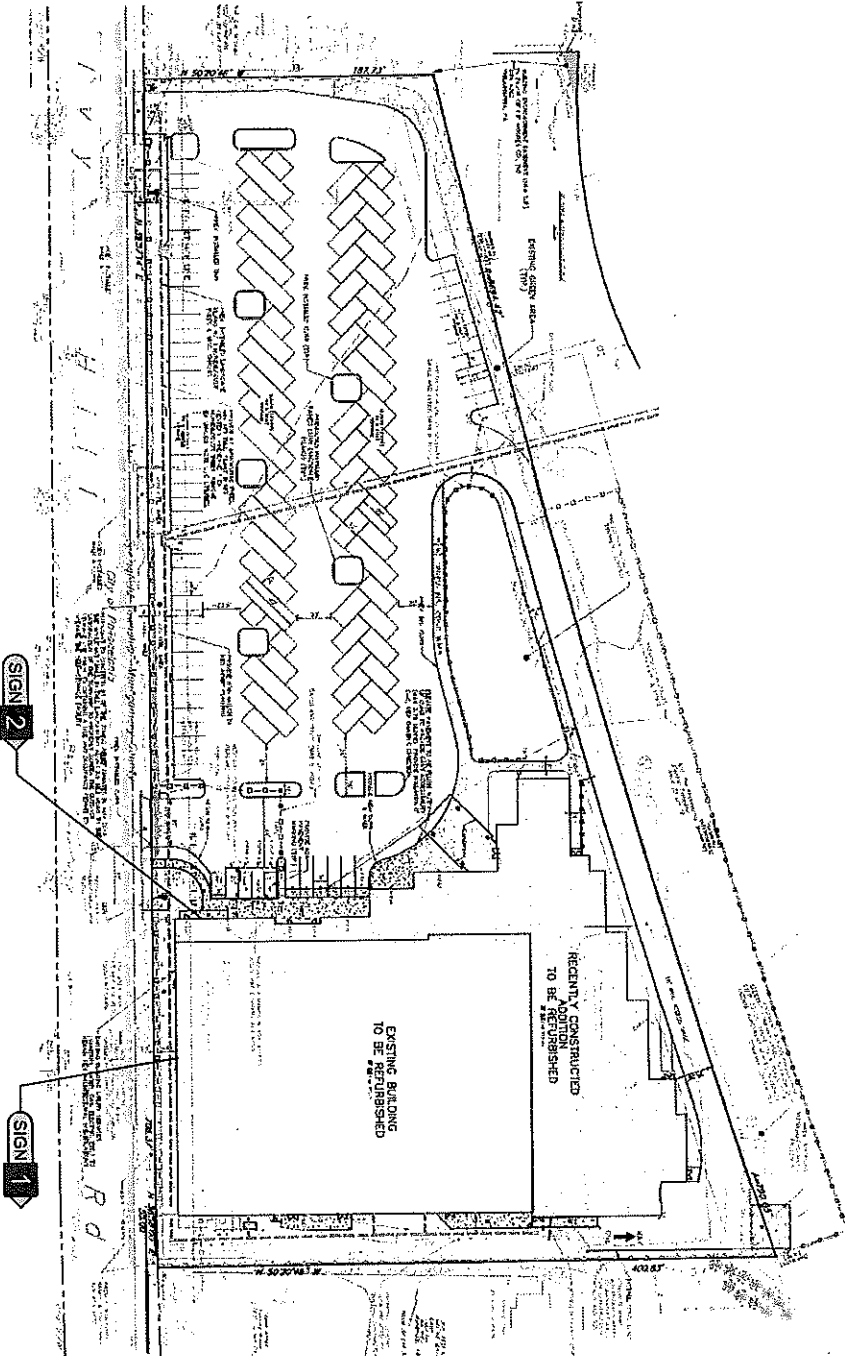
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGN CODE & AERIAL VIEW**

**SIGN CODE:**

**Jurisdiction:** Springfield (Montgomery) Township Zone: I Industrial  
**Code:** wall signs - Primary Facia: 40 sf/face. Secondary Facia, NTE 0.75sf/LE of bldg front on add'l street side.  
**Secondary NTE** 50% of area permitted for primary sign, except area of secondary sign may be increased by amt that area of primary sign is decreased, but not more than area permitted for primary sign. See Note 1 for details.;  
**freestanding signs -**



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 832.960.7277

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REFERENCE NUMBER  
**HUD1358-LS**

Client: Life Storage  
 Location: Springfield PA  
 Site No.: Springfield PA  
 Act. Rep: -  
 Proj. Mgr.: -  
 Drawn By: DCI  
 Date: 08.10.2021  
 File Name: HUD1358-LS Springfield PA-R2  
 Rev. -R1 08.23.2021  
 Rev. -R2 11.01.2021

Notes:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ELEVATIONS**



**SCOPE OF WORK:**

**INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.**

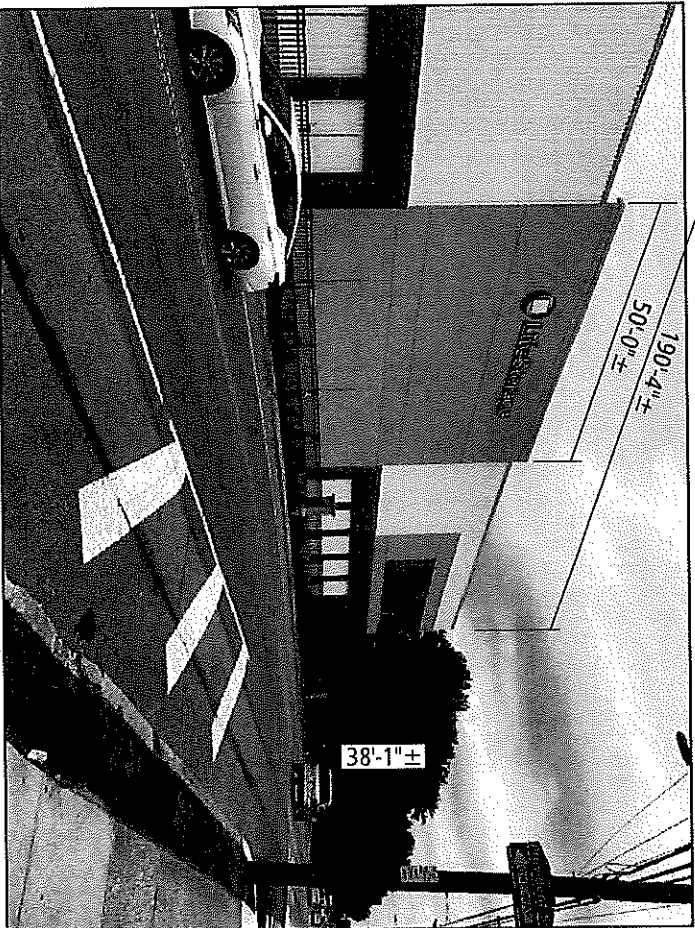
**SQUARE FT. CALCULATIONS**

EXISTING	PROPOSED	ALLOWABLE
	81.25	40.00

**EXISTING**



**PROPOSED**



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 Suite 100  
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 832.960.7277

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REFERENCE NUMBER  
**HUD1358-LS**

Client: Life Storage  
 Location: Springfield, PA  
 Site No.: Springfield, PA  
 Act. Rep.: -  
 Proj. Mgr.: -  
 Drawn By: DCI  
 Date: 08.10.2021  
 File Name: HUD1358-LS Springfield PA-R2  
 Rev. -R1 08.23.2021  
 Rev. -R2 11.01.2021

Notes:

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**ELEVATIONS**

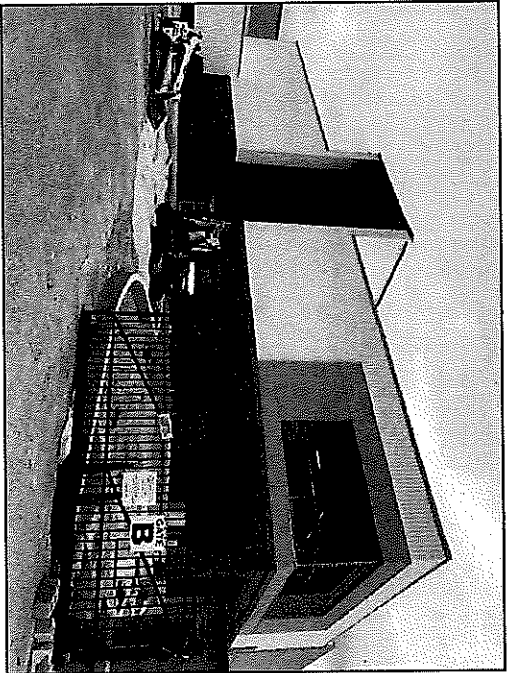


**SCOPE OF WORK:**

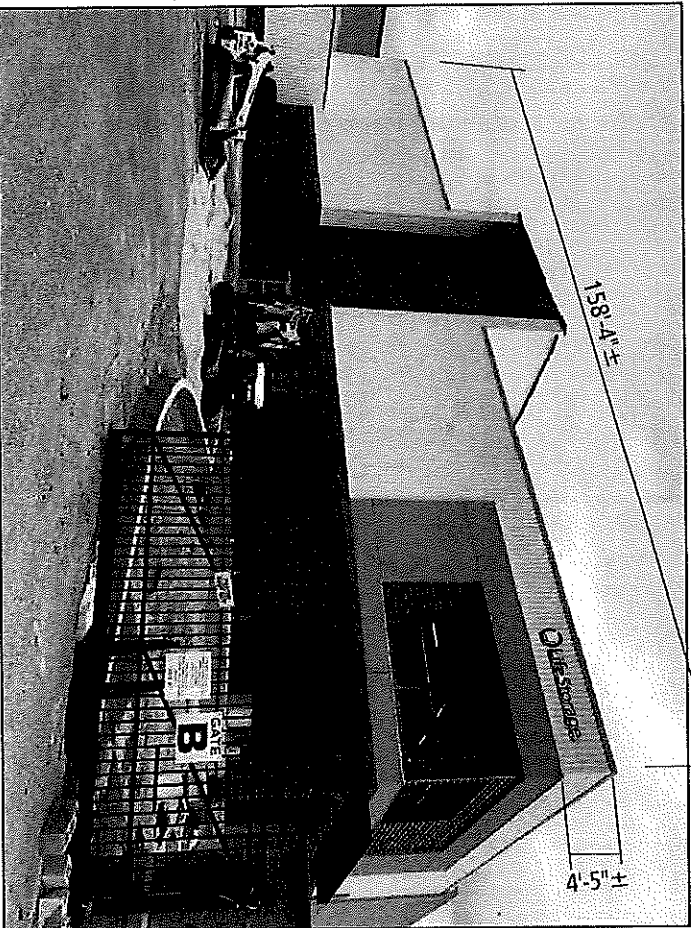
**INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.**

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
	19.91	20.00

**EXISTING**



**PROPOSED**



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 832.960.7277

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REFERENCE NUMBER  
**HUD1358-LS**

Client: Life Storage  
 Location: Springfield, PA  
 Site No.: Springfield, PA  
 Act. Resp.: -  
 Proj. Mgr.: -  
 Drawn By: DOL  
 Date: 08.10.2021  
 File Name: HUD1358-LS\_Springfield\_PA-R2  
 Rev. -R1 08.23.2021  
 Rev. -R2 11.01.2021

Notes:

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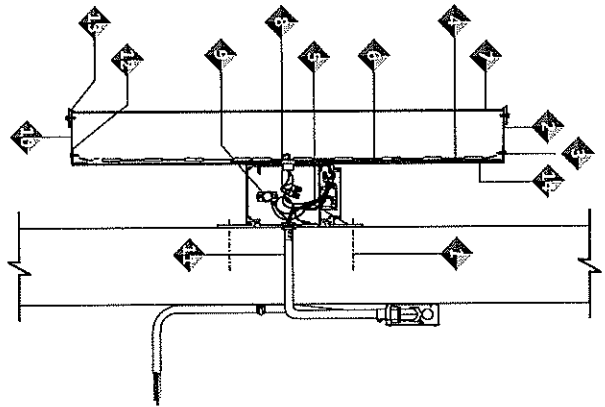
# LED FACE LIT RACEWAY MOUNTED CHANNEL LETTER SET

SIGN 1 SIGN 2

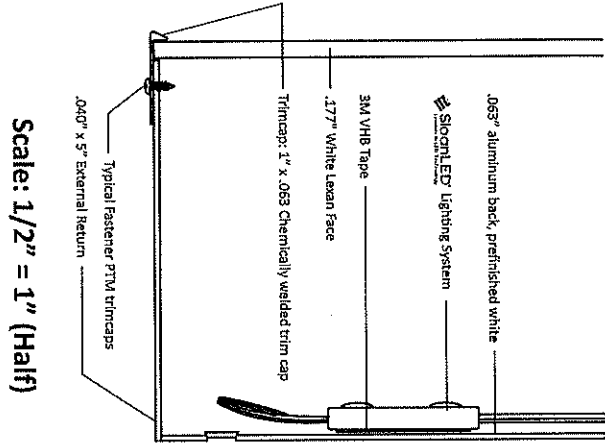
## ICON SPECIFICATIONS

- 1 GALVANIZED NON-CORROSIVE INSTALLATION HARDWARE
- 2 SEE HARDWARE SCHEDULE
- 3 5" DEEP .040 ALUMINUM COIL LETTER RETURNS INTERIOR PREFINISHED WHITE
- 4 FASTENER PAINTED TO MATCH RETURN
- 5 .063 FLAT ALUMINUM BACK PREFINISHED WHITE
- 6 3/4" THICK METAL ADJUSTABLE FLAT BAR FOR A SECURE INSTALLATION
- 7 SLOAN LED LIGHTING SYSTEM
- 8 .177" LEXAN FACE, WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
- 9 SLOAN 60CI MULTITAP POWER SUPPLY MOUNTED IN A 7" X 4" DEEP EXTRUDED .050 ALUMINUM RACEWAY SUPPORT / WIRING BOX PAINTED TO MATCH WALL
- 10 VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER (JUSTIFY LEFT)
- 11 3/4" WEEP HOLES (2) TWO PER LETTER
- 12 GROUNDLED WALL PASS-THRU SEALED WATER TIGHT WHIP ON LEFT SIDE
- 13 5" X .063" ALUMINUM CHANNEL LETTER RETURN/CLIP CLINCHED TO BACK OF LETTER (CAPTURE BACK INSIDE)
- 14 1" TRIMCAPS - GEMINI/TANGO YELLOW FOR THE SQUARE JEWELITE/BLUE FOR THE ARCHES
- 15 .125" CONTOUR ALUMINUM PLATE PANEL

## FULL SECTION DETAIL



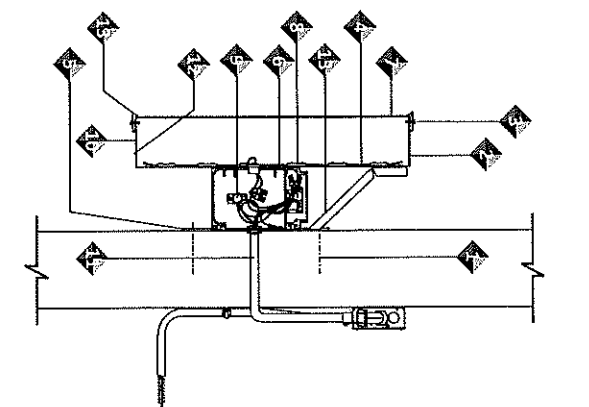
## PARTIAL SECTION DETAIL



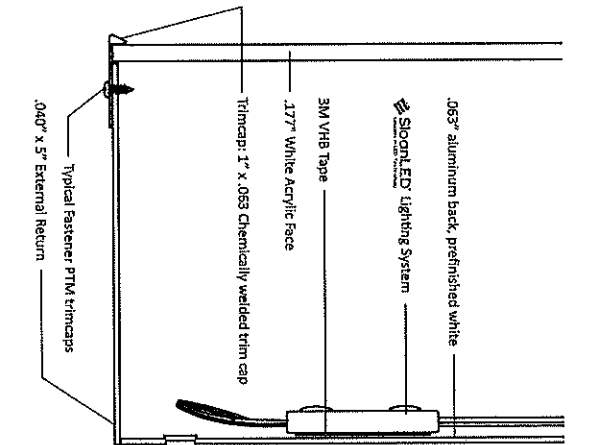
## LETTER SPECIFICATIONS

- 1 GALVANIZED NON-CORROSIVE INSTALLATION HARDWARE
- 2 SEE HARDWARE SCHEDULE
- 3 5" DEEP .040 ALUMINUM COIL LETTER RETURN INTERIOR PREFINISHED WHITE
- 4 FASTENER PAINTED TO MATCH RETURN
- 5 .063 FLAT ALUMINUM BACK PREFINISHED WHITE
- 6 3/4" THICK METAL ADJUSTABLE TAB FOR A SECURE INSTALLATION
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- 8 .177" WHITE ACRYLIC FACE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 9 SLOAN 60CI MULTITAP POWER SUPPLY MOUNTED IN A 7" X 4" DEEP EXTRUDED .050 ALUMINUM RACEWAY SUPPORT / WIRING BOX PAINTED TO MATCH WALL
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- 12 GROUNDLED WALL PASS-THRU SEALED WATER TIGHT WHIP ON LEFT SIDE
- 13 5" X .040" ALUMINUM CHANNEL LETTER RETURN
- 14 1" TRIMCAPS - JEWELITE BLUE

## FULL SECTION DETAIL



## PARTIAL SECTION DETAIL



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 Suite 100  
 Houston, TX 77064  
 832.960.7277

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REFERENCE NUMBER  
**HUD1358-LS**

Client: Life Storage  
 Location: Springfield, PA  
 Site No.: Springfield, PA  
 Act. Rep.: -  
 Proj. Mgr.: -  
 Drawn By: DOL  
 Date: 08.10.2021  
 File Name: HUD1358-LS-Springfield PA-R2  
 Rev: -R1 08.23.2021  
 Rev: -R2 11.01.2021

Notes:



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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, November 22, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-24:** This is the application of Oreland PA Congregation of Jehovah's Witness, owner of the property located at 432 Oreland Mill Road, Oreland, PA 19075 also known as Parcel #5200-1268-2001. The Congregation has requested a dimensional variance from Section 114-74.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a handicap accessible ramp to allow access to the front entry door that will encroach 2.5 feet into the required 30 foot front yard setback area. The property is zoned within the C Residential District of Ward #3 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. 21-24

DATE: 10/26/2021

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Oreland PA Congregation of Jehovah's Witnesses  
(Name of Applicant)

Of (Address) 432 Oreland Mill Road, Oreland, PA 19075

(Telephone No.) 248-217-5130

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 X111, Section 114,  
Subsection 131A, of the Springfield Township Zoning Code.

         Other (please specify)         

The property concerned is located at 432 Oreland Mill Road, Oreland, PA 19075

Petitioner's Interest in the property is proposed renovation

Present use of property non profit church

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 are requesting a variance to be permitted to install a 5' wide, non-permanent wood ramp into the existing shrub area which would be partially into the 30' setback.

This would NOT be a main means for accessing the building but would rather only be an additional form of ingress/egress for ADA use. The existing lobby & bathrooms are at a lower floor elevation than the auditorium. In the planned renovation, this area would be raised to match the floor height of the entire building, resulting in the need for the exterior wood ramp to provide ADA access for the building.

**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 # 21-24  
Check # 1038  
\$1200.00

\_\_\_\_\_  
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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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.

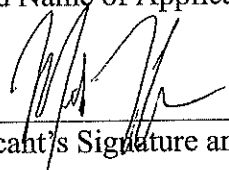
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

**Michael J. Horn**

\_\_\_\_\_  
Printed Name of Applicant

  
\_\_\_\_\_  
Applicant's Signature and Date



**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.

RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

One Montgomery Plaza  
Swede and Alry 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



*Nancy J. Becker*

Verification signature by Montgomery County Recorder of Deeds  
montcocertify@recordfusion.com > Validity Unknown

 UNITED STATES  
POSTAL SERVICE. **Receipt ID**  
Electronic Postmark **10000ka87jd**  
Validation may require Adobe Windows Integration

eCertified copy of recorded # 2005073877 (page cover of 5)  
Montgomery County Recorder of Deeds  
Only valid with epm-signature on cover page



MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-12682-00-1 SPRINGFIELD  
ORELAND MILL RD  
ORELAND PA CONGRE OF JEHOVANS  
B 078 U 045 L 5901 DATE: 05/27/05

Prepared by:

Emil L. Iannelli, Esquire

Return to:

Emil L. Iannelli, Esquire  
928 Jaymor Road, C-200  
Southampton, PA 18966  
215-322-2606

DE BK05555-2130

DT-DEED

2005073877 05/27/2005 08 59 45 AM 1  
RCD FEE \$46.50



MONTGOMERY  
COUNTY ROD

52 SPRINGFIELD TOWNSHIP 50 00 NANCY BECKER ROD

County Parcel No. 52-0012682-001

**THIS INDENTURE**, made the 21st day of April, in the  
year of our Lord Two Thousand and Five (2005)

**BETWEEN** AMBLER, PA CONGREGATION OF JEHOVAH'S WITNESSES,  
of Ambler, County of Montgomery, Commonwealth of Pennsylvania

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

ORELAND, PA CONGREGATION OF JEHOVAH'S WITNESSES  
of Oreland, County of Montgomery, Commonwealth of Pennsylvania

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

**WITNESSETH** That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) 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, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, in fee simple absolute

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 State of Pennsylvania, bounded and described in accordance with Plan of Subdivision made for Assembly of God by George B. Mebus, Inc., Engineers, dated February 15, 1967 and recorded in the Office for the Recording of Deeds &c. at Norristown in Plan Book C-6, page 38, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oreland Mill Road (forty-five feet wide) said point being measured two courses and distances from a point on the Southeasterly side of Meadow Lane (fifty feet wide) as follows, to wit: (1) Southwardly on the arc of a circle curving to the left, having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northeasterly side of Oreland Mill Road, and (2) along the said side of Oreland Mill Road South fourteen degrees twelve minutes East ninety feet to the point of beginning;

4-2  
OK

thence extending from said beginning point North seventy-five degrees forty-eight minutes East three hundred fourteen and eighty-eight one-hundredths feet to a point in line of the Plymouth Branch of the Reading Railway right-of-way; thence extending along said right-of-way South thirty-five degrees fourteen minutes West two hundred three and eighty-five one-hundredths feet to a point; thence extending South seventy-five degrees forty-eight minutes West one hundred sixty and three one-hundredths feet to a point on the Northeasterly side of Oreland Mill Road, aforesaid; thence extending along the same North fourteen degrees twelve minutes West one hundred thirty-two and fifty-seven one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 31,479.41 square feet.

BEING part of the same premises which the Assembly of God, Oreland, Pennsylvania by Deed dated the 26th day of July, 1967 and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 3478, page 1165 granted and conveyed unto the Ambler, PA Congregation of Jehovah's Witnesses, grantor herein, in fee simple absolute.

AND the aforesaid grantor, Ambler, PA Congregation of Jehovah's Witnesses, by act of its Board of Directors on or about October 14, 1987 at a special meeting of the corporation, changed its name to the Oreland, PA Congregation of Jehovah's Witnesses. A true and correct copy of the Unanimous Consent for the name change is attached hereto and made a part hereof.

**THIS TRANSACTION IS EXEMPT FROM REAL ESTATE TRANSFER TAXES AS A TRANSFER BETWEEN THE SAME RELIGIOUS ORGANIZATION FOR REAL ESTATE THAT HAS BEEN USED FOR RELIGIOUS PURPOSES ONLY AND IS TO DOCUMENT THE CHANGE IN NAME OF THE RELIGIOUS CONGREGATION.**

**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 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, 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, buildings, improvements, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever, in fee simple absolute.

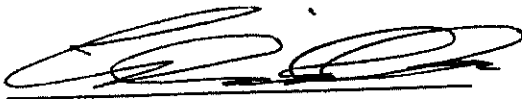
AND the said Grantor, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor and its successors and assigns, and against all and every 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

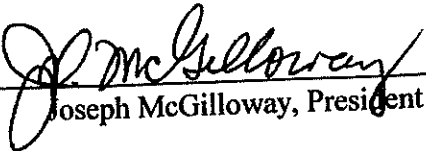
**WARRANT and forever DEFEND.**

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed and its common or corporate seal hereto affixed..

ORELAND, PA CONGREGATION OF  
JEHOVAH'S WITNESSES

Attest:

  
\_\_\_\_\_  
CLAUDE VILLA, Secretary

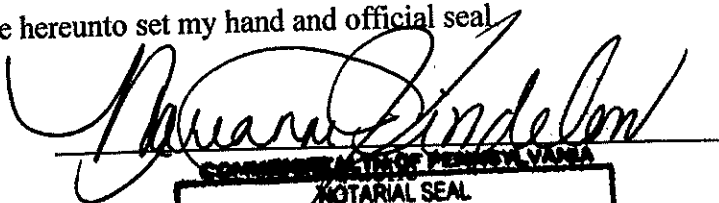
By:   
\_\_\_\_\_  
Joseph McGilloway, President

(SEAL)

Commonwealth of Pennsylvania :  
County of Montgomery : SS

On this, the 21<sup>st</sup> day of APRIL, 2005, before me, the undersigned officer, a notary public, personally appeared JOSEPH MCGILLOWAY, who acknowledged himself to be the President of ORELAND, PA CONGREGATION OF JEHOVAH'S WITNESSES, a corporation, and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

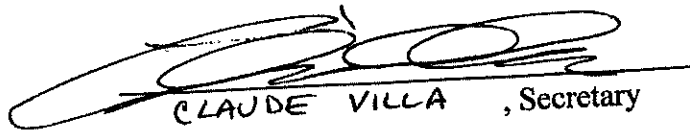
IN WITNESS WHEREOF, I have hereunto set my hand and official seal

  
\_\_\_\_\_  
COMMUNWEALTH OF PENNSYLVANIA

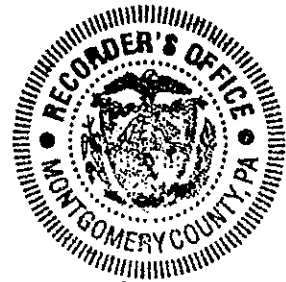
NOTARIAL SEAL  
MARIANNE J. LINDELOW, Notary Public  
Conestogoken Boro., Montgomery County  
My Commission Expires June 21, 2008

The address of the within grantee is:  
Oreland Mill Road and Meadow Lane  
Oreland, PA 19075

I certify that the attached copy of a UNANIMOUS CONSENT IN LIEU OF SPECIAL MEETING OF BOARD OF DIRECTORS OF AMBLER PA CONGREGATION OF JEHOVAH'S WITNESSES dated October 5, 1987 is a true, correct and complete copy of the original.

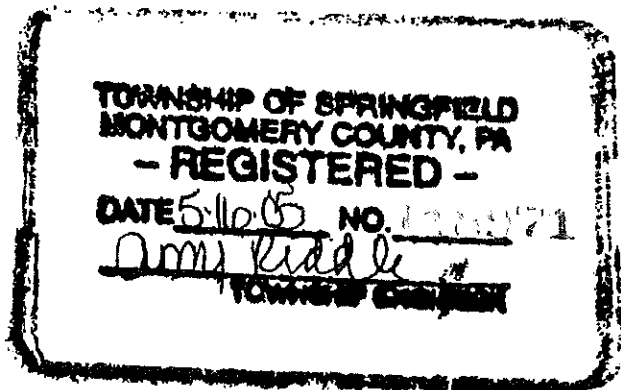
  
CLAUDE VILLA, Secretary

(SEAL)



*Nancy J. Becker*

F:\DOCS\9998\00009166.WPD





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	5555
Page Number	2130
Date Recorded	5-27-05

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Emil L. Iannelli, Esquire			Telephone Number:	Area Code ( 215 ) 322-2606	
Street Address	City	State	Zip Code			
928 Jaymor Road, C-200	Southampton	PA	18966			

## B TRANSFER DATA

Grantor(s)/Lessor(s)	Ambler, PA Congregation of Jehovah's Witnesses		Date of Acceptance of Document	April 21, 2005	
Street Address	Oreland Mill Road and Meadow Lane		Grantee(s)/Lessee(s)	Oreland, PA Congregation of Jehovah's Witnesses	
City	State	Zip Code	Street Address	City	State
Oreland	PA	19075	Oreland Mill Road and Meadow Lane	Oreland	PA
					Zip Code
					19075

## C PROPERTY LOCATION

Street Address	Oreland Mill Road and Meadow Lane		City, Township, Borough	Springfield Township	
County	School District	Tax Parcel Number			
Montgomery	Springfield	52-0012682-001			

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ -0-	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$247,990.	x 1.46	= \$362,065.

## E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

### 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Ambler, PA Congregation changed its name to Oreland, PA Congregation of Jehovah's Witnesses by Unanimous Consent in Lieu of Special Meeting of Board of Directors, dated October 5, 1987. Certified copy attached.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Emil L. Iannelli</i> Emil L. Iannelli, Esquire	Date May 3, 2005
---	---------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

**Section A** **Correspondent:** Enter the name, address and telephone number of party completing this form.

**Section B** **Transfer Data:** Enter the date on which the deed or other document was accepted by the Party(ies). Enter the name and address of the Grantor(s)/Lessor(s) and Grantee(s)/Lessee(s). You must list all names. Attach additional sheet(s) with full name and address of parties involved, if necessary.

**Section C** **Property Location:** This section deals with the property being transferred; complete fully. Include the tax parcel number where applicable and the county where the Statement is being filed.

- Section D** **Valuation Data:** Complete for all transactions.
1. **Actual Cash Consideration** - Enter that amount.
  2. **Other Consideration** - Enter the total amount of noncash consideration such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
  3. **Total Consideration** - Indicate on line 3 the total of lines 1 and 2. This will be the total consideration for the purchase of the property.
  4. **County Assessed Value** - Enter the actual assessed value of the property as per records of the county assessment office.
  5. **Common Level Ratio Factor** - Enter the county common level ratio factor applicable for the county in which the property is located. An explanation of this factor is provided below.
  6. **Fair Market Value** - Multiply the county assessed value (4) and the county common level ratio factor (5) and enter the result in block 6.

- Section E** **Exemption Data:** Complete only for transactions where an exemption is claimed.
- 1a. **Amount of Exemption Claimed** - Enter the dollar amount of the total consideration claimed as exempt.
  - 1b. **Percentage of Interest Conveyed** - Enter percentage of interest conveyed.
  2. **Check Appropriate Box for Exemption Claimed** - Boxes are provided for the most often used Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.
    - "**Will or Intestate Succession**" - A transfer by Will for no or nominal consideration, or under the intestate succession laws is exempt from tax. Provide the name of the decedent and estate file number in the space provided.
    - "**Transfer to a Trust**" - A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.
    - "**Transfer Between Principal and Agent**" - A transfer between an agent or principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.
    - "**Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation.**" - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.
    - "**Transfer from Mortgagor to Holder of a Mortgage in Default**" - A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide the mortgage book number and page number where mortgage is recorded.
    - "**Corrective Deed**" - A deed for no or nominal consideration which corrects or confirms a deed that was recorded previously but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.
    - "**Statutory Consolidation, Merger or Division**" - A transfer made pursuant to the statutory consolidation or merger of a corporation (15 P.S. §1901 et seq or 15 Pa. C.S. §7921 et seq) or the statutory division of a nonprofit corporation (15 Pa. C.S. §7941 et seq) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.
    - "**OTHER**" (PLEASE EXPLAIN EXEMPTION CLAIMED IF OTHER THAN THOSE LISTED ABOVE.) - When claiming an exemption other than those listed, you must specify which exemption is claimed. When possible, provide the applicable statutory citation. Attach additional pages, if necessary. Attach a copy of applicable documentation.

**COMMON LEVEL RATIO FACTOR**  
This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all nonarm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

**THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.**



UNANIMOUS CONSENT IN LIEU OF  
SPECIAL MEETING OF BOARD OF DIRECTORS

AMBLER PA. CONGREGATION OF JEHOVAH'S WITNESSES

THE UNDERSIGNED, being all of the directors of the above named corporation, do hereby adopt the following preamble and resolutions by written consent to the same extent as though such action had been authorized at a special meeting of the Board of Directors held pursuant to notice:

WHEREAS it is the desire of the Board of Directors that the name of the corporation be changed, it is therefore

RESOLVED, That paragraph 1. of the Articles of Incorporation be amended to read as follows:

"1. The name of the corporation is:

ORELAND, PA. CONGREGATION OF JEHOVAH'S WITNESSES"

FURTHER RESOLVED, That upon approval the proper officers of the corporation are hereby directed to execute and file the Articles of Amendment with the Department of State of the Commonwealth of Pennsylvania.

Dated: October 5, 1987

President: James Smoyer  
Secretary: Steve Joell  
Treasurer: Charles Brooker  
Directors: Robert Bush  
Joseph McGilloway  
Andrew Obey  
Terrance Hall

*James Smoyer*  
President  
*Steve Joell*  
Secretary  
*Charles T. Brooker*  
Treasurer

October 14, 1987

At a special meeting of the Oreland, Pa. Congregation  
of Jehovah's Witnesses Corporation the following  
officers were elected:

President:	James Smoyer
Secretary:	Steve Joell
Treasurer:	Charles Brooker

Directors: Robert Bush  
Joseph McGilloway  
Andrew Obey  
Terrance Hall

*James Smoyer*  
President  
*Steve Joell*  
Secretary  
*Charles T. Brooker*  
Treasurer

# This Indenture, Made the

26<sup>th</sup>

day of

July

in the year of our

Lord one thousand nine hundred and sixty-seven (1967) - \_\_\_\_\_

**Between** ASSEMBLY OF GOD, ORELAND, PA., a Pennsylvania Corporation,  
Grantor of the first part, \_\_\_\_\_

— AND —

AMBLER, PA. CONGREGATION OF JEHOVAH'S WITNESSES, of Ambler, County  
of Montgomery and Commonwealth of Pennsylvania, Grantee of the second part, a  
Pennsylvania Corporation, \_\_\_\_\_

**Witnesseth, That the said Grantor** \_\_\_\_\_

**for and in consideration of the sum of** Fourteen Thousand Dollars (\$14,000.00) \_\_\_\_\_

**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, — has — granted, bargained,**  
**sold, aliened, enfeoffed, released and confirmed, and by these presents — does — grant, bargain,**  
~~sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors~~ \_\_\_\_\_

**and assigns, in fee.** \_\_\_\_\_

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  
State of Pennsylvania, bounded and described in accordance with Plan of Subdivision  
made for Assembly of God by George B. Mebus, Inc., Engineers, dated February  
15, 1967, and recorded in the Office for the Recording of Deeds &c. at Norristown  
in Plan Book C-6 page 38, as follows, to wit:— \_\_\_\_\_

BEGINNING at a point on the Northeasterly side of Oreland Mill Road (forty-five feet  
wide), said point being measured two courses and distances from a point on the  
Southeasterly side of Meadow Lane (fifty feet wide), as follows, to wit: (1) South-  
wardly on the arc of a circle curving to the left, having a radius of fifteen feet, the  
arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on  
the Northeasterly side of Oreland Mill Road, and (2) along the said side of Oreland  
Mill Road South fourteen degrees twelve minutes East ninety feet to the point of be-  
ginning; thence extending from said beginning point North seventy-five degrees forty-  
eight minutes East three hundred fourteen and eighty-eight one-hundredths feet to  
a point in line of the Plymouth Branch of the Reading Railway Right of Way; thence  
extending along said Right of Way South thirty-five degrees fourteen minutes West  
two hundred three and eighty-five one-hundredths feet to a point; thence extending  
South seventy-five degrees forty-eight minutes West one hundred sixty and three  
one-hundredths feet to a point on the Northeasterly side of Oreland Mill Road, afore-  
said; thence extending along the same North fourteen degrees twelve minutes West  
one hundred thirty-two and fifty-seven one-hundredths feet to the first mentioned  
point and place of beginning. \_\_\_\_\_

CONTAINING 31,479.41 square feet. \_\_\_\_\_

BEING part of the same premises which Eleanor R. Jefferis, singlewoman, by Deed  
\_\_\_\_\_ in the Office of the Recorder of Deeds for

AND being part of the same premises which were conveyed by Deed of Confirmation dated January 27, 1955, and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 2544, page 288, granted and conveyed unto Assembly of God, Oreland, Pennsylvania, Grantor herein, in fee.

THE WITHIN CONVEYANCE has been duly authorized and recommended by a vote of the Assembly and by at least a two-thirds vote of the membership.

ASSEMBLY OF GOD

Edith B. Thomas  
SECRETARY

Frank S. Mowrey  
TREASURER

VALUE OF PREMISES AS DEFINED BY  
ORDINANCE IS \$14,000.00 AND TAX  
PAID ON SUCH VALUE.

COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

H. Zehner

BOOK 3478 PG 1166

Together with all and singular the buildings, ways, 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,

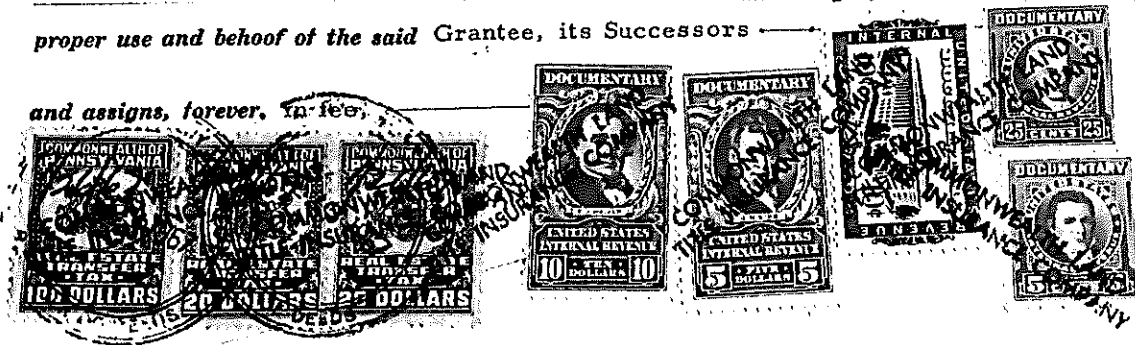
**Together** with all and singular the buildings, \_\_\_\_\_  
ways, waters, water-courses, rights, liberties, privileges,  
hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining,  
and the reversions and remainders, rents, issues and profits thereof; and all the estate, right,  
title, interest, property, claim and demand whatsoever, of the said Grantor \_\_\_\_\_

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, the \_\_\_\_\_  
hereditaments and premises hereby granted  
or mentioned and intended so to be, with the appurtenances, \_\_\_\_\_  
unto the said Grantee, its Successors \_\_\_\_\_

\_\_\_\_\_ and assigns, to and for the only  
proper use and behoof of the said Grantee, its Successors \_\_\_\_\_

and assigns, forever, in fee,



**And** the said Grantor, for itself, its successors and assigns \_\_\_\_\_  
Does by  
these presents, covenant, grant and agree, to and with the said Grantee, its Successors  
and assigns, that— it — the said Grantor, its successors \_\_\_\_\_

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, its Successors \_\_\_\_\_

and assigns, against— it — the said Grantor, its Successors \_\_\_\_\_

and against all and every other — person or persons whomsoever lawfully claiming or to claim  
the same or any part thereof, by, from or under, it, him, her, them or any of them  
\_\_\_\_\_ shall and will \_\_\_\_\_

WARRANT and forever DEFEND.

**In Witness Whereof**, the said Corporation has caused these presents to \_\_\_\_\_  
and its common or corporate seal hereto affixed. \_\_\_\_\_  
The State hereby attested represents full consideration including liens and encumbrances.  
ASSEMBLY OF GOD, ORELAND, PA.

X. C. *Luna Peterson*

By

Attest

*Edith B. Thomas*  
SECRETARY

Attest:



Received, the day of the date of the above Indenture, of the above-named

State of PENNSYLVANIA }  
County of MONTGOMERY } ss.

On the 26<sup>th</sup> day of July Anno Domini 1967, before me,  
the subscriber a Notary Public for the Commonwealth of Pennsylvania,

personally appeared  
Assembly of God, Oreland, Pa. Edith B. Thomas Secretary of the said  
who being duly — sworn — according to law, says that she was personally present at the execution of  
the above Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that  
the seal so affixed thereto is the common or corporate seal of the said Corporation; that the above Indenture  
was duly sealed and delivered by C. Lewis Watson 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 C. Lewis Watson  
as —President— of the said Corporation, subscribed to the above Indenture  
in attestation of its due execution and delivery, are of their and each of their respective handwritings.

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

*[Handwritten signature]*

*Edith B. Thomas*

The address of the within named Grantee  
is 511 Gowpath Road, Lansdale, Pa.

*[Handwritten signature]*  
On behalf of said Grantee

My Commission expires  
Notary Public, Philadelphia, Pa., Phila. Co.  
My Commission Expires March 0, 1971

COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
C-284-000 T  
DEED  
1417

ASSEMBLY OF GOD, ORELAND, PA.

-to-

ASSEMBLY OF GOD, ORELAND, PA.  
PREMOISES:  
ORELAND MILL ROAD  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

John C. Clark Co., Phila. 652  
JOHN E. LANDIS  
Attorney-at-Law  
425 W. Main St.  
Lansdale, Pa.

7-57

gdm

Recorded in the Office for Recording of Deeds in and for Montgomery County  
in Deed Book No. 3478  
page 1165 &c.

Witness my hand and seal of Office this 28th  
day of July Anno Domini 1967

*John A. McNeill*

**Memo to File**  
**(Reference: Congregation Deed)**  
**Joseph McGilloway, Secretary**

**12 January 05**

Called Law Office (215-322-2606) (Emil Iannelli Attorney) spoke with Emil Iannelli. Inquire as to whether or not the name on the Congregation's Deed was changed at the time the Congregation's name was changed from Ambler, PA. Congregation to the Oreland Pa. Congregation (October 1987). Mr. Iannelli will check his records and advise.

**03 February 05**

Spoke with Mr. Iannelli. He was unable to locate any evidence of the deed name change being done. Requested the following documents be forwarded to his attention so he could proceed with the deed name change:

Opinion Letter September 15, 1987  
Special Meeting of Board of Directors document, October 14, 1987  
Copy of Deed dated July 26, 1967.

The above information was mailed with a cover letter on 03 February 2005.

16 MARCH 05

RECEIVED PHONE CALL FROM MR. IANNELLI.  
HAS DRAFTED UP PAPERWORK FOR THE  
FILING OF THE ORELAND CONGREGATION DEED.  
WILL FORWARD PAPERWORK LATER THIS WEEK  
ALONG WITH INSTRUCTIONS IN COMPLETING  
THE REQUIRED INFORMATION ETC.

## **Section 114-74 Yards**

### **A. Front Yards**

- 1. General requirement.** There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.  
[Amended 3-11-1970 by Ord. No. 5911]



PARID: 520012682001  
ORELAND PA CONGREGATION OF

432 ORELAND MILL RD

**Parcel**

---

TaxMapID 52078 045  
Parid 52-00-12682-00-1  
Land Use Code 5901  
Land Use Description E - EXEMPT CHURCH  
Property Location 432 ORELAND MILL RD  
Lot #  
Lot Size 27900 SF  
Front Feet 132  
Municipality SPRINGFIELD  
School District SPRINGFIELD TWP  
Utilities ALL PUBLIC//

**Owner**

---

Name(s) ORELAND PA CONGREGATION OF  
Name(s) JEHOVAHS WITNESSES  
Mailing Address PO BOX 332  
Care Of  
Mailing Address  
Mailing Address ORELAND PA 19075

**Current Assessment**

---

Appraised Value	Assessed Value	Restrict Code
247,990	247,990	Exempt

**Estimated Taxes**

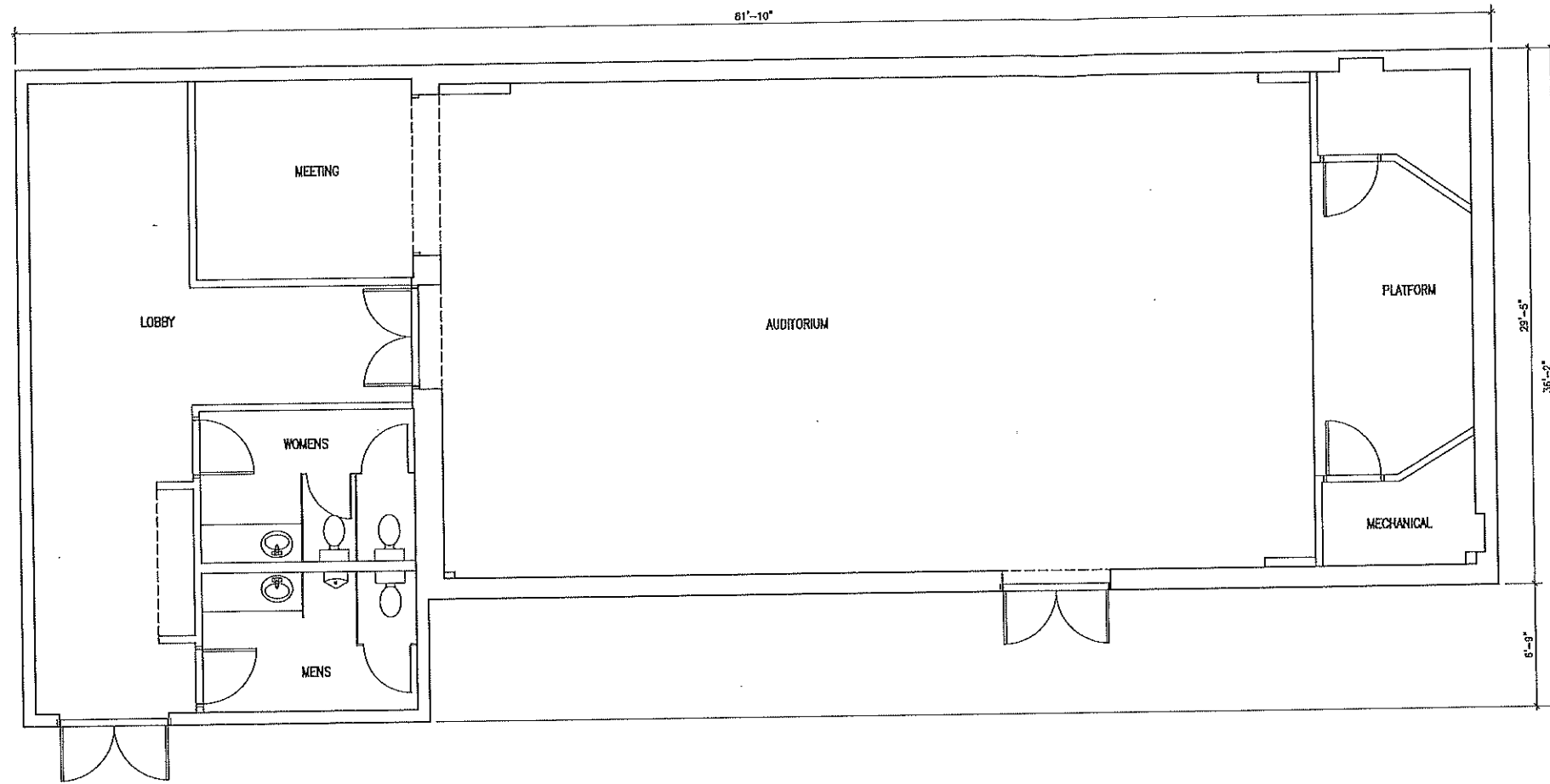
---

County	0
Montco Community College	0
Municipality	0
School District	0
Total	0
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

---

Sale Date 21-APR-05  
Sale Price \$1  
Tax Stamps 0  
Deed Book and Page 5555-02130  
Grantor ORELAND PA CONGRE OF JEHOVANS  
Grantee ORELAND PA CONGREGATION OF  
Date Recorded 27-MAY-05



1 PLAN - EXISTING CONDITIONS

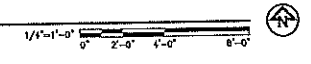
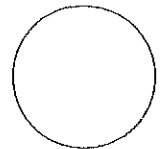


IMAGE: ###  
IMAGE: ###  
IMAGE: ###  
IMAGE: ###

XREF: ###  
XREF: ###  
XREF: ###  
XREF: ###

XREF: ###  
XREF: ###  
XREF: ###  
XREF: ###

IT DATE: 27 Jan 20 PLOTTED BY: LDFeld  
SCALE: 1/8"=1'-0"  
FILE: U:\A\Architectural\100\_EXISTING\_CONDITIONS\_PLAN.dwg



CONSTANT:

THIS DRAWING PROVIDES  
**EXISTING  
CONDITIONS**

NO.	DATE	DESCRIPTION

OWNER:

PROJECT TITLE:  
432 ORELAND MILLS RD  
ORELAND, PA 19075

SHEET TITLE:  
**EXISTING CONDITIONS  
PLAN**

PROJECT NO:  
USA0287-B01

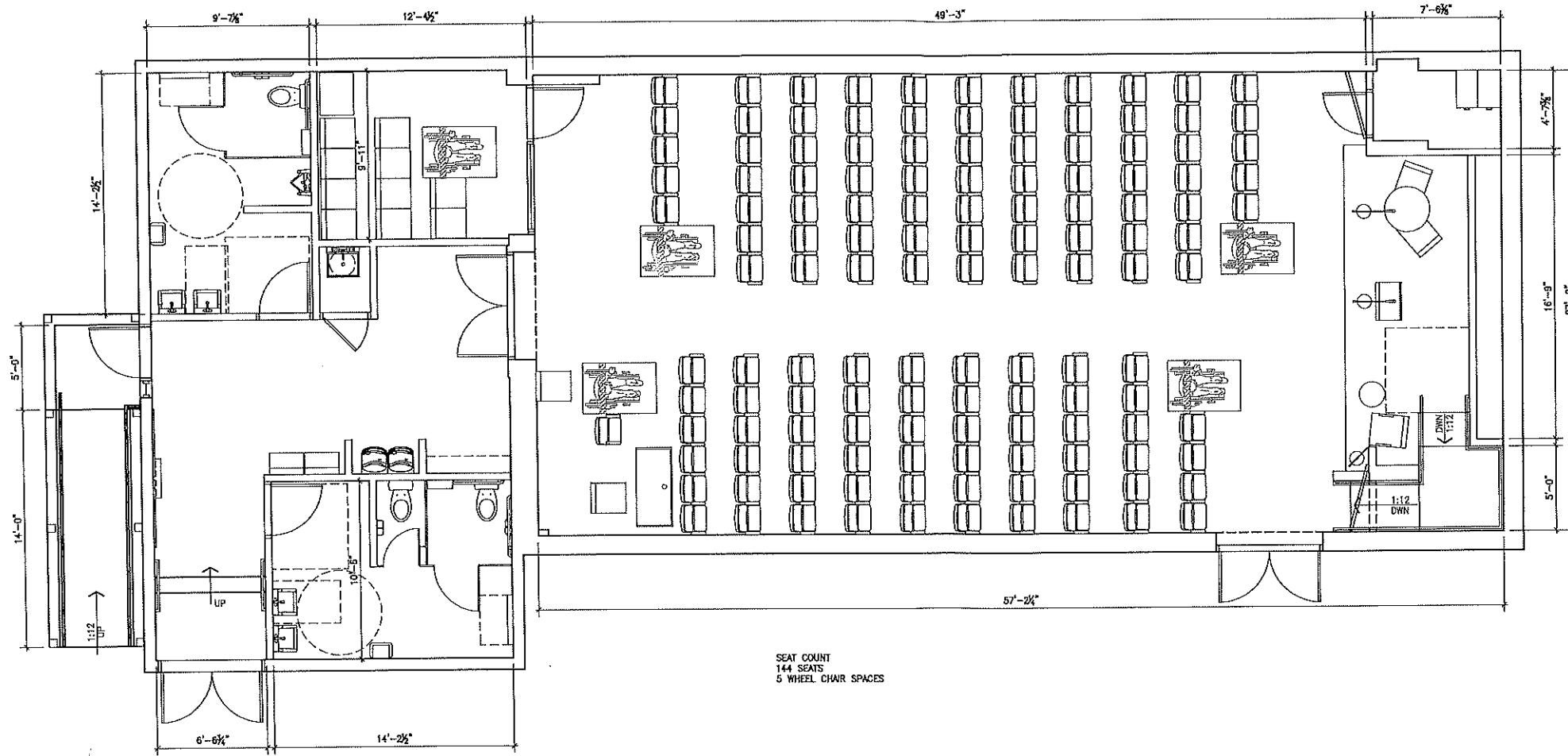
SHEET NO:  
**A-100**

IMAGE  
IMAGE  
IMAGE  
IMAGE  
IMAGE

XREF:  
XREF:  
XREF:  
XREF:  
XREF:

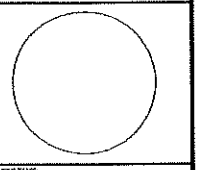
XREF:  
XREF:  
XREF:  
XREF:  
XREF:

PLOT DATE: 22 Jun 21 PLOTTED BY: jwh  
DWGSCALE: 1/4"=1'-0" DSGN/DWF:  
FILE PATH: Y:\25247-PA Oreland 432 Oreland Mill Rd 3\2 Concept Design\DWG\4 Architecture\25247\_A101\_FLOOR\_PLAN.dwg



SEAT COUNT  
144 SEATS  
5 WHEEL CHAIR SPACES

1 CONCEPT FLOOR PLAN



CONSULTANT:

**NOT FOR  
CONSTRUCTION**

NO. DATE: DESCRIPTION:

OWNER:  
**ORELAND PA CONG  
OF JEHOVAH'S WITNESSES**  
PO BOX 312  
ORELAND, PA 19075

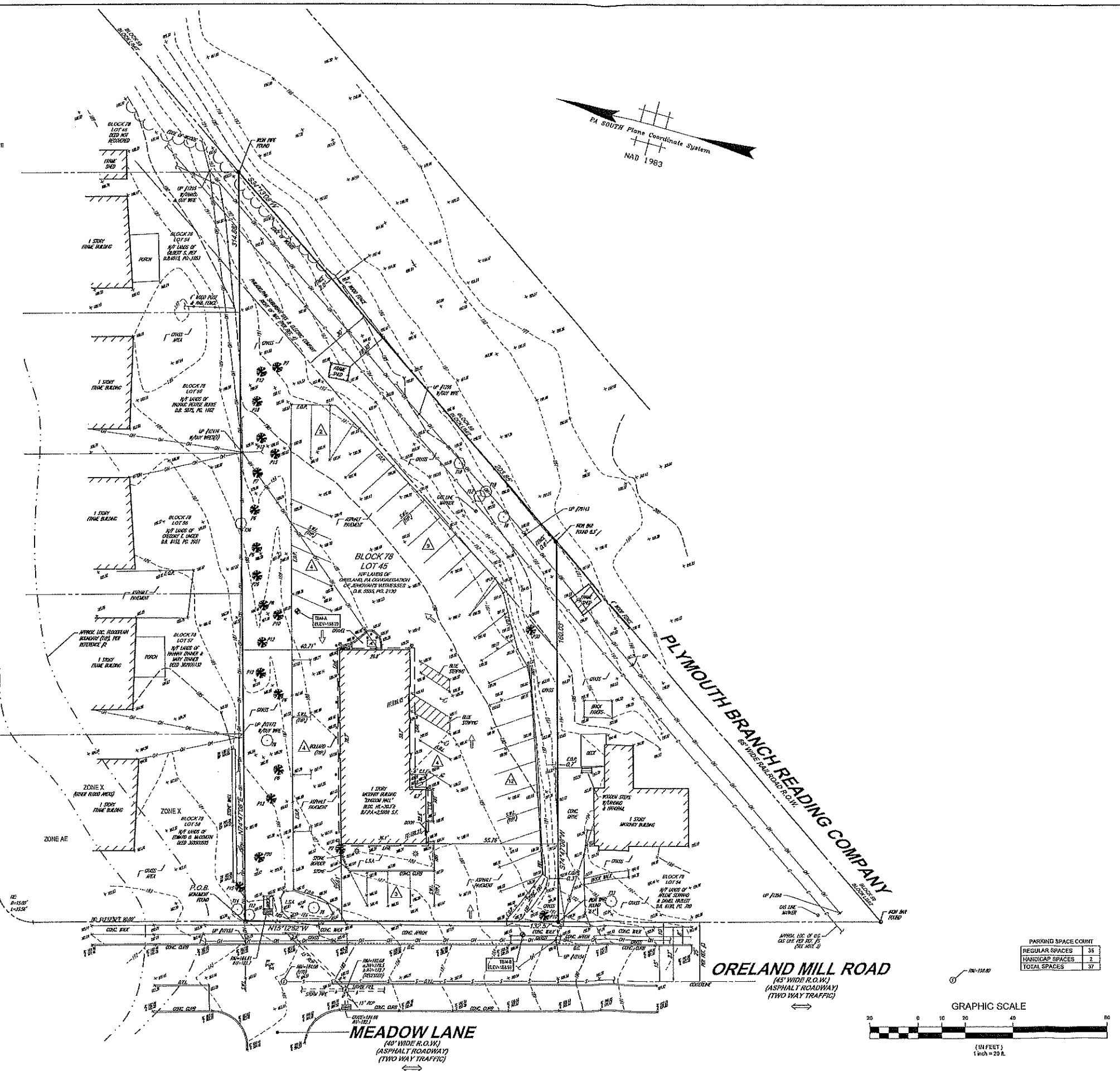
PROJECT TITLE:  
**KINGDOM HALL  
RENOVATION**  
432 ORELAND MILLS ROAD  
ORELAND, PA 19075

SHEET TITLE:  
**PURPOSED  
FLOOR  
PLAN**

PROJECT NO.  
**25247**

SHEET NO.  
**A-101**

- LEGEND**
- EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - EXIST. TOP OF CURB ELEVATION
  - EXIST. GUTTER ELEVATION
  - EXIST. TOP OF WALL ELEVATION
  - EXIST. BOTTOM OF WALL ELEVATION
  - EXIST. FINISHED FLOOR ELEVATION
  - OVERHEAD WIRES
  - APPROX. LOC. UNDERGROUND NATURAL GAS LINE
  - DEPRESSED CURB
  - WATER VALVE
  - GAS METER
  - ELECTRIC METER
  - SMY (S) SANITARY/SEWER MANHOLE
  - DMY (S) DRAINAGE/STORM MANHOLE
  - ACU (S) AIR CONDITIONING UNIT
  - UP / CLEAN OUT
  - UTILITY POLE
  - GUY WIRE
  - PAINTED ARROWS
  - BOLLARD
  - AREA LAMP
  - CATCH BASIN OR INLET
  - DECIDUOUS TREE & TRUNK SIZE
  - CONIFEROUS TREE & TRUNK SIZE
  - PARKING SPACE COUNT
  - UG UNDER GROUND
  - DC DEPRESSED CURB
  - EC EDGE OF CONC.
  - EP EDGE OF PAVEMENT
  - LSA LANDSCAPED AREA
  - M&R MASONRY BLOCK WALL
  - TP TYPICAL
  - SWL SOLID WHITE LINE
  - DYL DOUBLE YELLOW LINE
  - HL HEIGHT
  - DLZ DASHED WHITE LINE
  - DYLZ DASHED YELLOW LINE
  - BUILDING
  - AREA BUILDING FOOTPRINT AREA
  - UP UNABLE TO OPEN



- NOTES:**
- PROPERTY KNOWN AS LOT 45 IN BLOCK 78 ON SHEET 78 OF THE OFFICIAL TAX MAP OF SPRINGFIELD TOWNSHIP.
  - AREA = 31,480 S.F. OR 0.722 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASSESSMENT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND ENCUMBRANCES THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. #2).
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETOPS)).  
TEMPORARY BENCH MARKS SET:  
TBM-A: MAG NAIL SET IN ASPHALT ELEVATION=188.20  
TBM-B: MAG NAIL SET IN CONCRETE WALK ELEVATION=188.99
  - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.  
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THERE WERE NO DELINEATED WETLAND FLAGS OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF SURVEY.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, SHEET #78.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 377 OF 451", COMMUNITY PANEL NUMBER 42334 037 G, MAP NUMBER 42010370, MAP REVISED: MARCH 2, 2016.
  - MAP ENTITLED "PLAN OF SUBDIVISION MADE FOR ASSEMBLY OF GOD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNA." PREPARED BY GEORGE MEBUS, INC., DATED FEB. 15, 1997, RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY AT HARRISBURG, PENNSYLVANIA IN PLAN BOOK A-2, PAGE 17.
  - MAP ENTITLED "PLAN OF SUBDIVISION MADE FOR GEORGE PAD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNA." PREPARED BY GEORGE B. MEBUS, INC., DATED DEC. 29, 1954, LAST REVISED JAN. 17, 1955, RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY AT HARRISBURG, PENNSYLVANIA IN PLAN BOOK A-2, PAGE 17.
  - UNDATED / UNTITLED PLAN SHOWING APPROXIMATE LOCATION OF "H" HIGH-PRESSURE NATURAL GAS PIPELINE IN A 30' WIDE RIGHT-OF-WAY PROVIDED BY RICHARD RUCKETTS, P.E., FACILITY ENGINEER, WILLIAMS.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS SIGNED WITH RAISED IMPRESSION OR RED INK SEAL

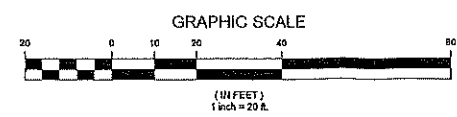
*James C. Weed*  
**JAMES C. WEED**  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250

DATE: 11-09-2020

FIELD DATE	10-26-2020	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY ORELAND PENNSYLVANIA CONGREGATION OF JEHOVAH'S WITNESSES 432 ORELAND MILL ROAD BLOCK 78, LOT 45
FIELD BOOK NO.	0520-06	
FIELD BOOK PG.	55	TOWNSHIP OF SPRINGFIELD, COUNTY MONTGOMERY COMMONWEALTH OF PENNSYLVANIA
FIELD CREW	J.B.	<b>CONTROL POINT ASSOCIATES, INC.</b> 1300 ROUTE 73, SUITE 211 MT. LAUREL, NJ 08054 (609) 261-9999 FAX WWW.CONTROLPOINT.COM
DRAWN	K.C.	
REVIEWED	A.H.	DATE: 11-09-2020
APPROVED	M.T.T.	SCALE: 1"=20'
		FILE NO.: 05-200237-00
		SHEET NO.: 1 OF 1

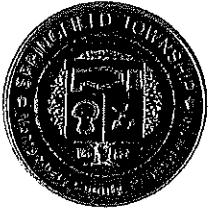
**PARKING SPACE COUNT**

REGULAR SPACES	33
HANDICAP SPACES	2
TOTAL SPACES	37



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

THE COMMONWEALTH OF PENNSYLVANIA PROVIDES NOTICE BY EXCAVATION DESIGNERS OF ANY PERSON PERMITTED TO OBTAIN THE EARTH'S SURFACE ANYWHERE IN THE STATE



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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, November 22, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-25:** This is the application of Christine Morrison, owner of the property located at 406 Poplar Road, Flourtown, PA 19031 also known as Parcel #5200-1475-5007. Ms. Morrison has requested a use variance from Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate a daycare for dogs as an accessory use to the single family dwelling. Relief is needed from the limiting conditions of a No Impact Home Based Business, as defined by the Zoning Ordinance. 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. 21-25

DATE: 10/28/2021

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Ms. Christine Morrison  
(Name of Applicant)

Of (Address) 406 Poplar Road, Flourtown, PA 19031

(Telephone No.) 215-760-1757

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 139,  
Subsection   Z  , of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 406 Poplar Road, Flourtown, PA 19031

Petitioner's Interest in the property is Property Owner

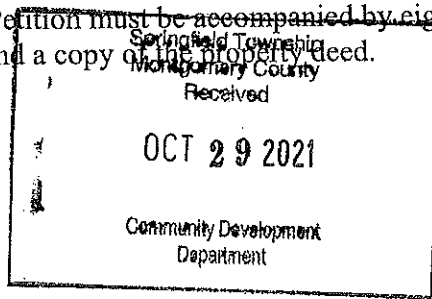
Present use of property Single Family Dwelling

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.

The applicant seeks approval to operate a daycare for dogs from the property as a home based business. The practice of watching dogs from this site is now in it's 5th year. I am a retired veterinary tech with over 27 years of experiance. The prupose of the daycare is to provide small group enviroment that is relationship based. I operate this the same as I would a daycare for children. This home based daycare allows me to remain home to care for my three children, maintain my home and provide a service not offered by other daycares for pets.

**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 # 233  
\$500.00



Applicant's Signature

*Christie Mein*  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

---

---

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By Order of the Zoning Hearing Board

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**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.

Christine Morrison  
Printed Name of Applicant

Christie Min  
Applicant's Signature and Date

08.22

406 Poplar Rd

Prepared By:

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 W. Lancaster Ave., 3rd Flr. 431 W. Lancaster Ave., 3rd Flr.  
Devon, PA 19333 Devon, PA 19333

File Number: PH295921BB

## DEED

Linda A. Massa, Executrix of the Estate of Evelyn Fisher,  
Deceased

TO

Patrick Cherry

PREMISES:

406 Poplar Rd.  
Township of Springfield  
County of Montgomery  
PA

Parcel/Folio/Tax ID #52-00-14755-00-7

The address of the above named Grantee(s) is:  
406 Poplar Rd., Flourtown, PA 19031

Certified by: Patrick Cherry

File Number: PH295921BB

## DEED

This Indenture Made this 15<sup>th</sup> day of February, 2007

Between **Linda A. Massa, Executrix of the Estate of Evelyn Fisher, Deceased,** (hereinafter called the Grantor) and

**Patrick Cherry,** (hereinafter called the Grantee )

**Witnesseth** That the said Grantor for and in consideration of the sum of **Two Hundred Ninety Five Thousand (\$295,000.00)** Dollars 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, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns.

### 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 Grantee his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

(TRUSTEES' WARRANTY)

**AND** the said Grantor does covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that the said Grantor has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

File Number: PH295921BB

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Springfield, Montgomery County, Pennsylvania and described according to a certain Plan thereof known as "Flourtown Gardens Section Number 1" made by George B. Mebus, Inc., Engineers dated June 26, 1955, said Plan being recorded at the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-2 page 55 as follows, to wit:- BEGINNING at a point on the Southeasterly side of Poplar Road (fifty feet wide), said point being the two following courses and distances from a point of curve on the Southwesterly side of Cherry Lane (fifty feet wide) (1) leaving Cherry lane on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Southeasterly side of Poplar Road and (2) South sixty-five degrees forty-eight minutes fifty seconds West along the Southeasterly side of Poplar Road ninety-five feet to the place of beginning; thence extending from said point of beginning South twenty-four degrees eleven minutes ten seconds East one hundred ten feet to a point; thence extending South twenty-eight degrees forty-eight minutes twenty-two seconds West crossing the Northeasterly side of a certain forty feet wide Easement for Sanitary Sewer ninety-six and thirty-three one-hundredths feet to a point on the center line of said Easement; thence extending along the center line of said Easement the two following courses and distances (1) North thirty-seven degrees twenty-eight minutes ten seconds West one hundred fifteen and sixty-two one-hundredths feet to a point an angle and (2) North thirty-three degrees fifty-one minutes ten seconds West fifty-six and twenty-five one-hundredths feet to a point on the Southeasterly side of Poplar Road aforesaid; thence extending North sixty-five degrees forty-eight minutes fifty seconds East along the said side of Poplar Road one hundred twelve and ninety-three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 121 as shown on the above mentioned Plan.

BEING House Number 406 Poplar Road.

Being the same premises which Jane Clinton, Single-Woman by Deed dated 4-12-1957 and recorded 4-16-1957 in Montgomery County in Deed Book 2777 Page 239 conveyed unto Lester W. Fisher and Evelyn A. Fisher, his wife, in fee.

And the said Lester W. Fisher died on 11-19-1997. And the said Evelyn A. Fisher died on 8-14-2006 leaving a Will probated and registered at Montgomery County as Will No. 46-06-2632, wherein she appointed Linda A. Massa as Executrix, to whom Letters Testamentary were granted on 8-21-2006.

Parcel/Folio #52-00-14755-00-7

File Number: PH295921BB

In Witness Whereof, the said Grantor 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:

Linda A. Massa, Executrix of the Estate of  
Evelyn Fisher, Deceased

Linda A. Massa, Executrix  
Linda A. Massa, Executrix

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Philadelphia )

On this, the 15<sup>th</sup> day of February, A.D. 2007, before me, a notary public the undersigned officer, personally appeared Linda A. Massa, Executrix as aforesaid known to me (or satisfactorily proven) to be the person whose name is (are) 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.

My Commission Expires:

Ruth Trainor  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Ruth Trainor, Notary Public  
City Of Philadelphia, Philadelphia County  
My Commission Expires Apr. 19, 2010  
Member, Pennsylvania Association of Notaries

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PA  
- REGISTERED -  
DATE 2/15/07 NO. 111111  
Chris B. Montgomery  
TOWNSHIP ENGINEER

PARID: 520014755007  
MORRISON MARTIN R JR & CHRISTINE C

406 POPLAR RD

**Parcel**

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TaxMapID	52046E030
Parid	52-00-14755-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	406 POPLAR RD
Lot #	
Lot Size	13700 SF
Front Feet	113
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

**Owner**

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Name(s)	MORRISON MARTIN R JR & CHRISTINE C
Name(s)	
Mailing Address	406 POPLAR RD
Care Of	
Mailing Address	
Mailing Address	FLOURTOWN PA 19031

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
159,490	159,490	

**Estimated Taxes**

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County	579
Montco Community College	62
Municipality	720
School District	5,635
Total	6,996
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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Sale Date	12-JUL-16
Sale Price	\$286,000
Tax Stamps	2860
Deed Book and Page	6007-00337
Grantor	CHERRY PATRICK D & ELIZABETH A
Grantee	MORRISON MARTIN R JR & CHRISTINE C
Date Recorded	14-JUL-16

**Sales History**

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Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
07-12-2016	\$286,000	2860	6007-00337	CHERRY PATRICK D & ELIZABETH A	MORRISON MARTIN R JR & CHRISTINE C	07-14-2016
09-18-2007	\$1	0	5668-02819	CHERRY PATRICK D	CHERRY PATRICK D & ELIZABETH A	10-17-2007
02-15-2007	\$295,000	2950	5638-01271	FISHER EVELYN A	CHERRY PATRICK D	03-08-2007
01-01-1957	\$0	0	-		FISHER EVELYN A	

## **Section 114-139.2**

No-impact home-based businesses, as defined in § 114-21 of this chapter, shall be permitted in all zoning districts which permit residential uses. The no-impact home-based business or commercial activity shall satisfy the following requirements:

- A. Business activity.** The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. Workers.** The business shall employ no employees other than family members residing in the dwelling.
- C. Building appearance and storage.** There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. Building appearance and signs.** There shall be no outside appearance of a business use, including but not limited to parking, signs or lights.
- E. Nuisance prohibited.** The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. Waste.** The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
- G. Location and size.** The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- H. Prohibited uses.** The business may not involve any illegal activity.

[1]Editor's Note: Former § 114-139.2, Communications antennas, added 5-13-1998 by Ord. No. 829, as amended, was repealed 12-14-2016 by Ord. No. 947. See now Art. XIVA, Wireless Communications Facilities.

No Impact Home based Business: Section 114-21 A-Residential District

A business or commercial activity administered or conducted in a residential dwelling as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use. The business or commercial activity must satisfy the requirements of § 114-139.2 (No-impact home-based businesses).<sup>[7]</sup>

[Added 7-9-2003 by Ord. No. 857; amended 10-10-2018 by Ord. No. 956]

Professional Home Office

A. A lawful occupation or profession conducted within a dwelling and carried on by the occupants thereof, having not more than two nonoccupant persons as employees, where no more than one client may be on-site at any one time. A professional home office use shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof, or involve any vehicular or pedestrian pickup, delivery or removal functions to or from the premises in excess of those normally associated with such residential use. There shall be no display, no stock in trade and no outside storage of equipment upon the premises. Professional home offices shall not include the retail sales of any items, barber shops, beauty shops, funeral homes, or any activity involving the repair, servicing, or cleaning of any motorized vehicles or equipment.

B. Examples of permitted professional home offices include: accountants, architects, artists, authors, attorneys, clergy, dentists, doctors, engineers, musicians, optometrists, realtors, teachers/tutors and other similar professions.

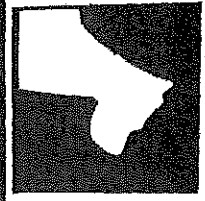
Section 114-51: Permitted Use within the A-Residential District.



ADLER-39 (REV. 12)

P E N N S Y L V A N I A

D E P A R T M E N T O F A G R I C U L T U R E

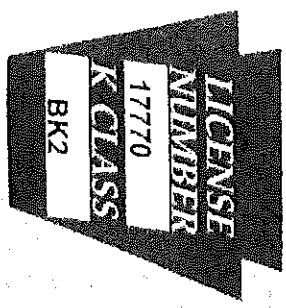


BUREAU OF  
**DOG LAW**  
ENFORCEMENT

*Kennel License*

BLACK DOG PETSITTING  
406 POPLAR ROAD  
FLOURTOWN PA 19031

MONTGOMERY COUNTY



NOT TRANSFERABLE

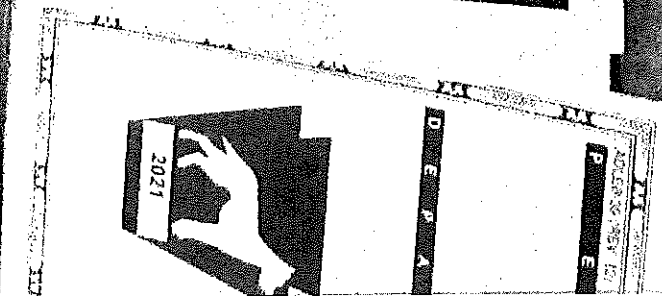


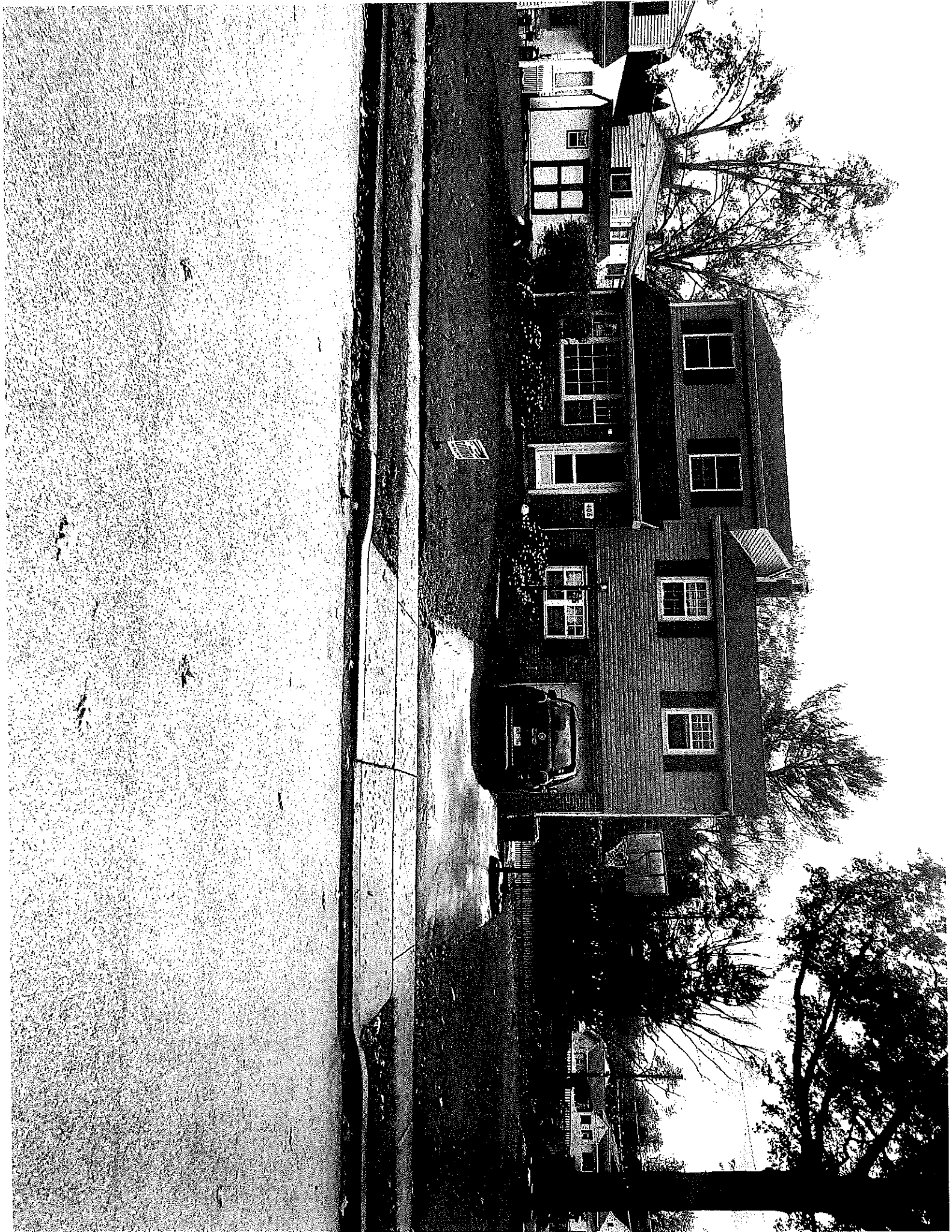
**SPRINGFIELD TWP  
BUSINESS LICENSE  
2021**

ISSUED TO:  
Account #0000049993

BLACK DOG PETSITTING CHRISTINE C MORRISON  
406 POPLAR ROAD  
FLOURTOWN, PA 19031

Tri-State Financial Group, LLC  
TO BE DISPLAYED IN PLACE OF BUSINESS  
Expires April 15, 2022



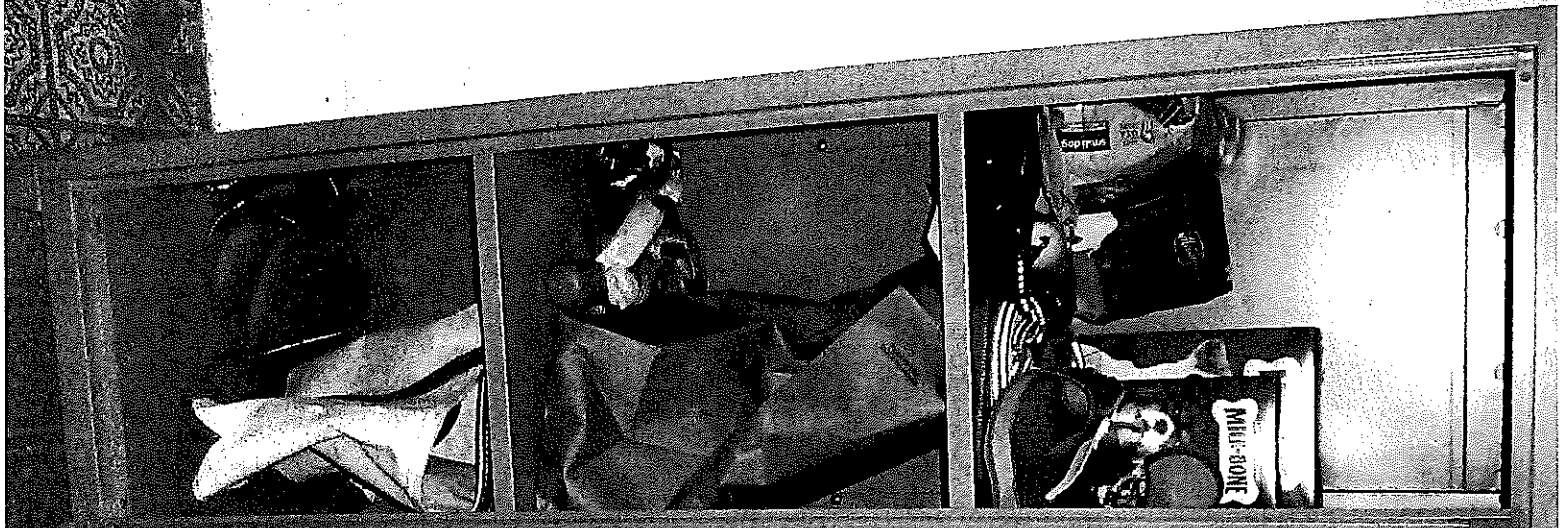












Bader

Murray

Roberts

421

PAUL

ENZO

WALKER

