



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, December 20, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-26: This is the application of **Jose Antonio Luna Cortes**, owner of the property located at 1508 Mermaid Land, Wyndmoor, PA 19038 also known as Parcel #5200-1162-0001. Mr. Cortes has requested a use variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to maintain the single family dwelling use on the property and also conduct firewood splitting and a firewood sales operation. The zoning ordinances prohibits multiple uses on the property. In addition, Section 114-21.C.2 prohibits any use that may be deemed offensive by reason of odor, dust, fumes, smoke, noise or vibration. The property is zoned within the Limited Industrial District of Ward #5 of Springfield Township.

A copy of the application and information submitted is 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. 21-26

DATE: 11-22-2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We JOSE ANTONIO LUNA CORTES
(Name of Applicant)

Of (Address) 1508 MERMAID LANE, WYNDMOOR, PA. 19038

(Telephone No.) 215-910-9783

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 12,
Subsection C.2, of the Springfield Township Zoning Code.

 X Other (please specify) The property was developed as a single family dwelling
that is a legal non-conforming use. I started a firewood business on the same site.

The property concerned is located at 1508 MERMAID LANE, WYNDMOOR, PA. 19038

Petitioner's Interest in the property is PROPERTY OWNER

Present use of property SINGLE FAMILY DWELLING IN ADDITION TO A FIRE WOOD
BUSINESS.

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 USE OF THE PROPERTY AS A SINGLE FAMILY DWELLING IS A LEGAL NON-

CONFORMING USE. THE FIREWOOD BUSINESS IS A LEGAL USE AS PER

SECTION 114-12.C.1. I SEEK A VARIANCE TO USE THIS PROPERTY AS BOTH MY

HOME AND TO CONTINUE THE PART TIME FIREWOOD BUSINESS. I HAVE BEEN

INFORMED THAT THE FIREWOOD BUSINESS VIOLATES SECTION 114-12.C.2 OF

THE ZONING ORDINANCE. FIREWOOD ON THE PROPERTY IS FOR SALE DAILY,

BUT THE SPLITTED HAPPENS NO MORE THAN 2 DAYS A WEEK.

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 #415
\$500.00
Case #21-26

Applicant's Signature

Owner's Signature

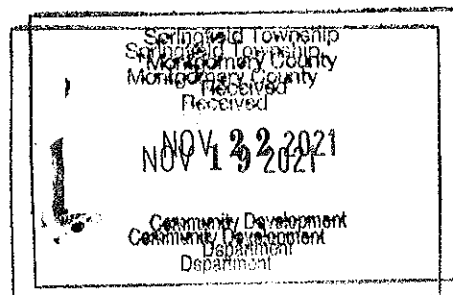
Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board



**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

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

JOSE ANTONIO CORTES

Printed Name of Applicant

Applicant's Signature and Date

10-29-21

Section 114-12.C.1 Permitted Uses:

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Administrative, business, professional or corporate offices.
- B. Administrative office building accessory to a permitted use.
- C. Contractor's office and storage, provided that all materials and equipment are located entirely within an enclosed building.
- D. Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, except those uses specifically prohibited in § 114-12C2 below.
- E. Printing, publishing, lithography or similar processes.
- F. Public or governmental utility building.
- G. Scientific or industrial research, engineering, training, testing, experimental laboratory or similar establishment.
- H. Trade or professional school.

Section 114-12.C.2 Prohibited Uses:

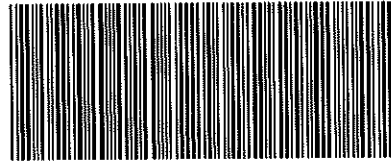
57. Any other use which is or may be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination or noise or harmful radiation or which is or may be dangerous to the public health, welfare or safety or which constitutes or may constitute a public hazard, whether by fire, explosion or otherwise.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5862 PG 02494 to 02498
INSTRUMENT # : 2013011843
RECORDED DATE: 02/01/2013 10:03:09 AM



2862678-0013-

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 2818957 - 2 Doc(s)
Document Date: 01/29/2013	Document Page Count: 4
Reference Info:	Operator Id: thordije
RETURN TO: (Simplifile) Springfield Abstract 1415 Bethlehem Pike Flourtown, PA 19031 (215) 836-1000	PAID BY: SPRINGFIELD ABSTRACT

* PROPERTY DATA:	
Parcel ID #:	52-00-11620-00-1
Address:	1508 MERMAID LN
	WYNDMOOR PA 19038
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$225,000.00	DEED BK 5862 PG 02494 to 02498	
TAXABLE AMOUNT: \$225,000.00	Recorded Date: 02/01/2013 10:03:09 AM	
FEES / TAXES:	<p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p><i>Nancy J. Becker</i> Nancy J. Becker Recorder of Deeds</p>	
Recording Fee: Deed		\$78.00
State RTT		\$2,250.00
Springfield Township RTT		\$1,125.00
Springfield School District RTT		\$1,125.00
Total:	\$4,578.00	

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 and Return to:

Springfield Abstract, Inc.
1415 Bethlehem Pike
Flourtown, PA 19031
215-836-1000

File No. SA-5158

UPI # 52-00-11620-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-11620-00-1 SPRINGFIELD TOWNSHIP
1508 MERMAID LN
HALLIGAN JOSEPH & BRIAN
B 032 L U 015 1101 02/01/2013

\$10.00
LG

This Indenture, made the 29th day of January, 2013,

Between

JOSEPH HALLIGAN AND BRIAN HALLIGAN

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

JOSE ANTONIO LUNA CORTES AND MARICELA AYALA CISNEROS

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

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars 00/100 (\$225,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground SITUATE in Springfield Township, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property made for Charles A Fisher, made by William Magariety, dated May 22, 1929, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mermaid Avenue, said point being at the distance of one hundred three feet measured Southwesterly along the title line in the bed of Mermaid Avenue from its point of intersection with the point on the title line in the bed of Cheltenham Avenue; thence extending from said point of beginning Southwesterly crossing the Southeasterly side of Mermaid Avenue along the arc of a circle curving to the right, having a radius of seven thousand five hundred forty the arc distance of three hundred eight and twenty three one-hundredths feet to a point a corner, thence extending North forty four degrees, forty minutes West re-crossing the Southeasterly side of Mermaid Avenue one hundred twenty two and thirty nine one-hundredths feet to a point in the bed of Mermaid Avenue, thence extending along the title line in the bed of Mermaid Avenue North forty five degrees, twenty minutes East, two hundred eighty two and eighty five one-hundredths feet to the first mentioned point and place of beginning.

SUBJECT as to so much of the above described premises as is included within the lines of said Mermaid Avenue, to the use thereof by all parties lawfully entitled thereto; and provided always, and this conveyance is made upon the condition that neither the connecting Railway Company nor its successors or assigns, shall be liable or obliged to construct or maintain any fence between the above described triangular lot or piece of land and the land of the Railway Company adjoining the same on the Southeast, or be liable or obliged to pay for any part of the cost or expense of constructing or maintaining such a fence, and that neither the said railway company nor its successors or assigns shall be liable for any damage that may result by reason of the non-existence of such a fence, nor for any damage which may result to the land hereby conveyed by reason of the slipping of the slope of the railroad into the cut.

BEING known as 1508 Mermaid Lane

BEING the same premises which Federal Home Loan Mortgage Corporation, by deed dated March 30, 2010, and recorded April 5, 2010, in the County of Montgomery, in Book 5763, Page 183, granted and conveyed unto Joseph Halligan and Brian Halligan, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Joseph Halligan {SEAL}
Joseph Halligan
Brian Halligan {SEAL}
Brian Halligan

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 29th day of January, 2013, before me, the undersigned Notary Public, personally appeared **Joseph Halligan and Brian Halligan**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Roseanne K. Domenic

Notary Public
My commission expires _____

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

1508 Mermaid Lane
Flourtown, PA 19031

Roseanne K. Domenic

On behalf of the Grantees

NOTARIAL SEAL
ROSEANNE K. DOMENIC, NOTARY PUBLIC
SPRINGFIELD TWP., MONTGOMERY COUNTY
MY COMMISSION EXPIRES JAN. 16, 2015

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA
- REGISTERED -
DATE 2/7/13 NO. 121255
Mark Eisold

TOWNSHIP ENGINEER

Deed

UPI # 52-00-11620-00-1

Joseph Halligan and Brian Halligan

TO

Jose Antonio Luna Cortes and Maricela
Ayala Cisneros

Springfield Abstract, Inc.
1415 Bethlehem Pike
Flourtown, PA 19031

Phone: 215-836-1000 Fax: 215-836-1141

PARID: 520011620001
CORTES JOSE ANTONIO LUNA &

1508 MERMAID LN

Parcel

TaxMapID 52032 015
Parid 52-00-11620-00-1
Land Use Code 1101
Land Use Description R - SINGLE FAMILY
Property Location 1508 MERMAID LN
Lot #
Lot Size 9233 SF
Front Feet 282
Municipality SPRINGFIELD
School District SPRINGFIELD TWP
Utilities ALL PUBLIC//

Owner

Name(s) CORTES JOSE ANTONIO LUNA &
Name(s) CISNEROS MARICELA AYALA
Mailing Address 1508 MERMAID LN
Care Of
Mailing Address
Mailing Address WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
144,360	144,360	

Estimated Taxes

County	524
Montco Community College	56
Municipality	652
School District	5,100
Total	6,332
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date 29-JAN-13
Sale Price \$225,000
Tax Stamps 2250
Deed Book and Page 5862-02494
Grantor HALLIGAN JOSEPH & BRIAN
Grantee CORTES JOSE ANTONIO LUNA &
Date Recorded 01-FEB-13

SALES

Pine Wood

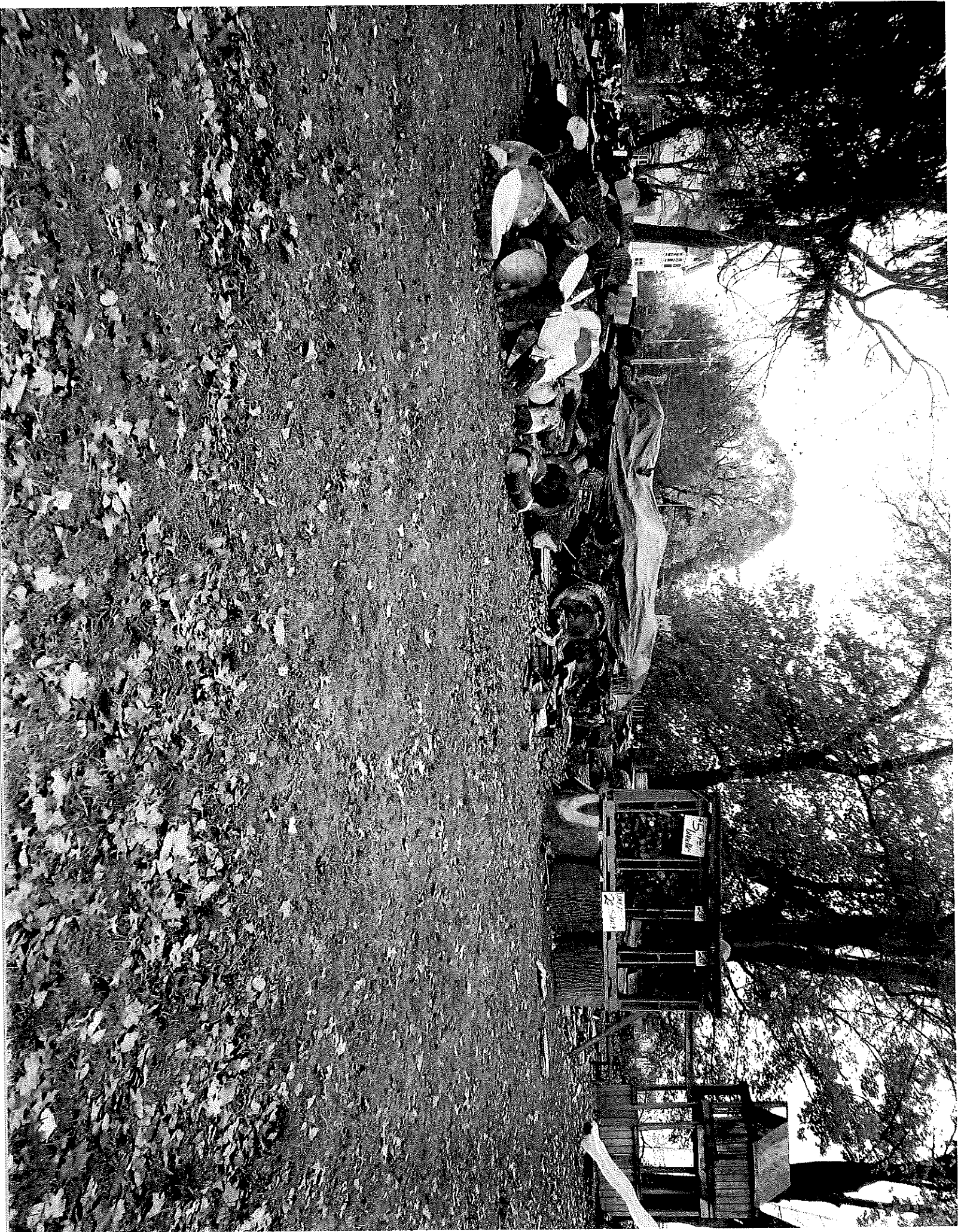
BUNDLES

215-910-9783

CALL OR TEXT

SALES BUNDLES
Firewood
CALL OR TEXT
215-900-3361







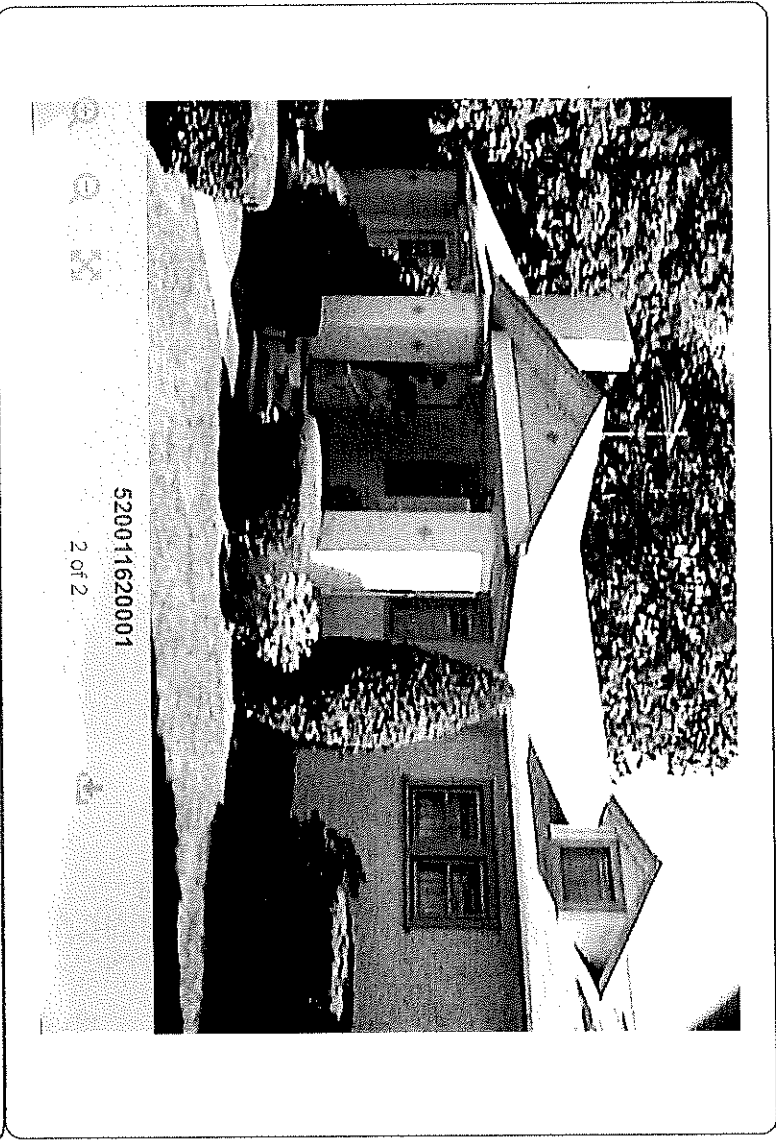


PARID: 520011620001
CORTES JOSE ANTONIO LUNA &

1508 MERMAID LN

[Return to Search Results](#)

- [Profile](#)
- [Accessory Structures](#)
- [Assessment Breakdown](#)
- [Assessment History](#)
- [Commercial](#)
- [Lot](#)
- [Map](#)
- [Permits](#)
- [Photos](#)
- [Residential](#)
- [Sales](#)
- [Sketch](#)
- [Splits and Combinations](#)





Montgomery County
Board of Assessment Appeals
P.O. Box 311
Mortistown PA 19404-0311

Contact Us
Phone: (610) 278-3761
Email: boahelp@montcopa.org
Hours: Monday-Friday 8:30am-4:15pm

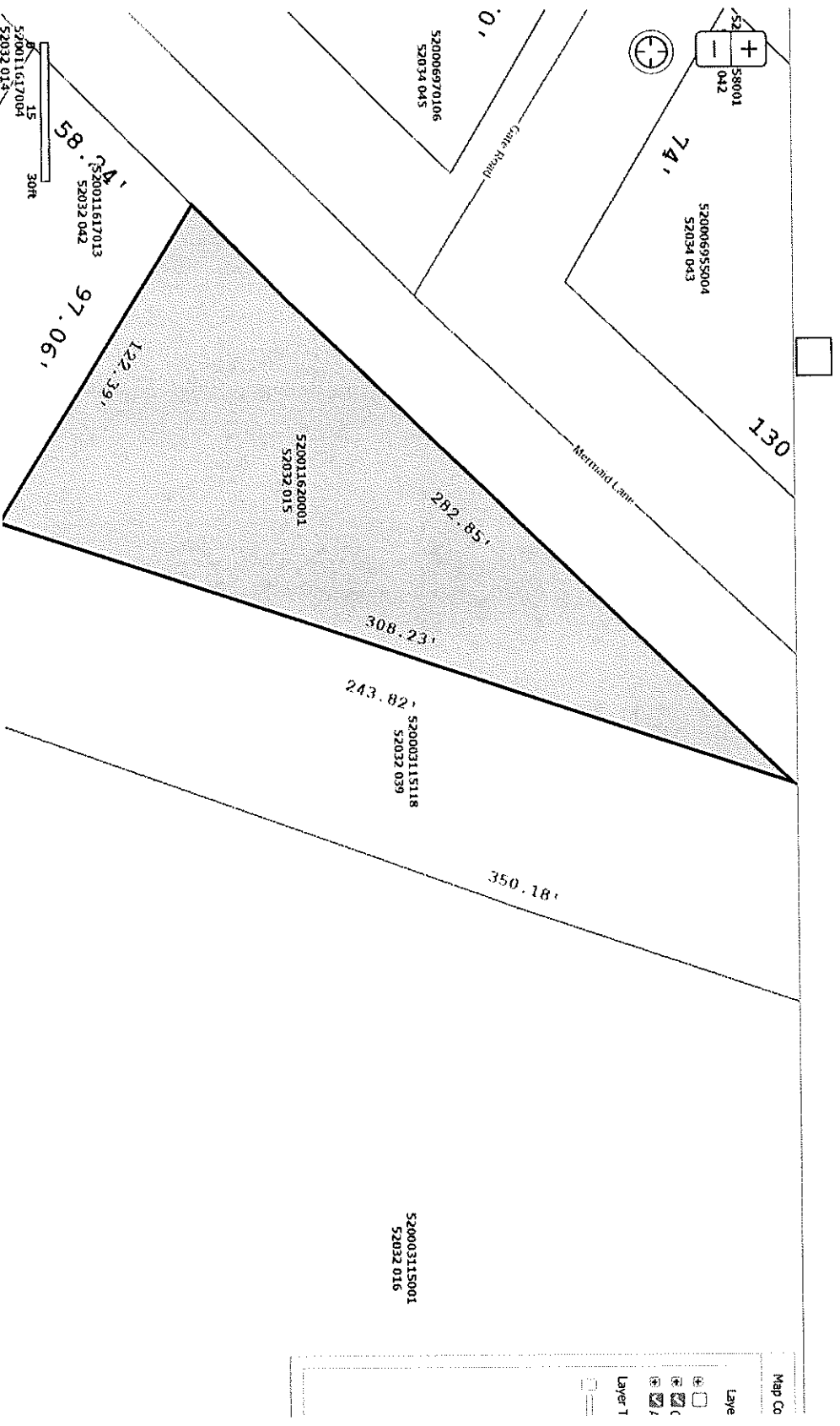
[Location](#) [Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)

Copyright 2016 by Montgomery County, Pennsylvania | Last Updated: 15/Nov/2021 | Powered by JasWorld Public Access

PARID: 52001162001
 CORTES JOSE ANTONIO LUNA &

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Partials
- Photos
- Residential
- Slides
- Sketch
- Slides and Combinations



PARID: 520003115118
PECO

CHELTENHAM AVE

Parcel

TaxMapID 52032 039
Parid 52-00-03115-11-8
Land Use Code 2303
Land Use Description I - IND VAC LAND 10001-20000 SQ FT
Property Location CHELTENHAM AVE
Lot #
Lot Size 11891 SF
Front Feet
Municipality SPRINGFIELD
School District SPRINGFIELD TWP
Utilities ALL PUBLIC//

Owner

Name(s) PECO
Name(s)
Mailing Address 2301 MARKET ST
Care Of REAL ESTATE & FACILITIES 3-NW
Mailing Address
Mailing Address PHILADELPHIA PA 19103

Current Assessment

Appraised Value	Assessed Value	Restrict Code
15,820	15,820	

Estimated Taxes

County	57
Montco Community College	6
Municipality	71
School District	559

Total

693

Tax Lien

Tax Claim Bureau Parcel Search

Last Sale

Sale Date

Sale Price

Tax Stamps

Deed Book and Page

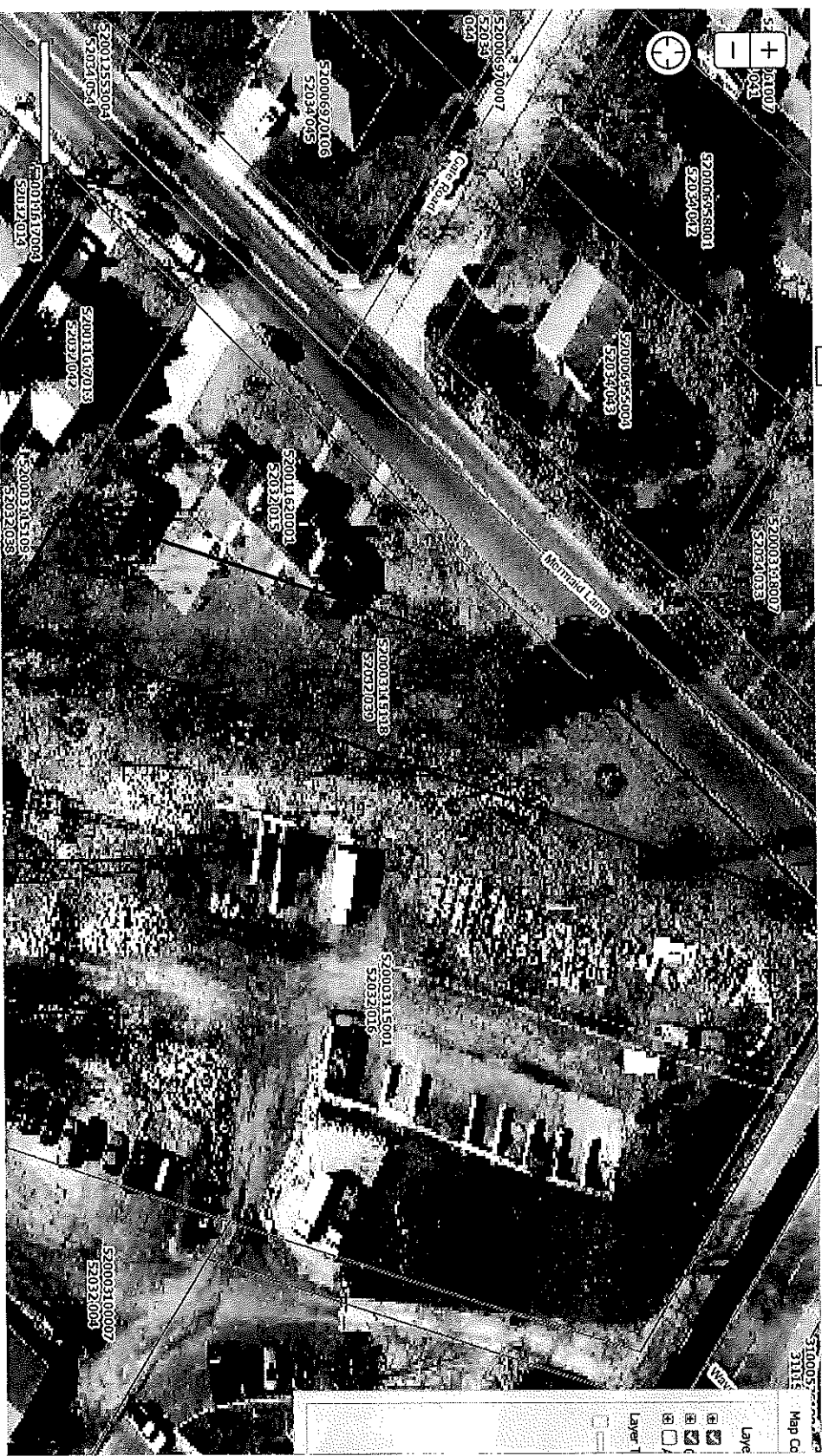
Grantor

Grantee

Date Recorded

PARID: 520003115118
PECO

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





The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, December 20, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-27: This is the application of **Joan & Anne-Marie Ford**, owners of the property located at 831 Bethlehem Pike, Erdenheim, PA 19038, also known as Parcel #5200-0155-2007. The applicants have requested a dimensional variance from Section 114-94.B of the Springfield Township Zoning Ordinance. The applicants seek approval to construct a carport to the side of the existing building that will reduce the side yard setback to 6 inches. The property is split zoned within both the B-1 Business District to the front of the site and the AA-Residential District to the rear. The property is located within Ward #5 of Springfield Township.

A copy of the application and information submitted is 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. 21-27

DATE: 11/24/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Anne-Marie Forde & Joan Forde
(Name of Applicant)

Of (Address) 831 Bethlehem Pike, Erdenheim, Pa 19038

(Telephone No.) 215-740-5024

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 94,
Subsection B, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 831 Bethlehem Pike, Erdenheim, Pa 19038

Petitioner's Interest in the property is Owner/Applicant

Present use of property Mixed Use Residents/Owner occupied dog groomer

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 use of the property as both a dwelling and a dog groomer was approved on 7/20/

1998. We request a dimensional variance to allow for a proposed carport to be constructed within 6 inches of the side property line. The carport is proposed to allow for safe access for visitors to the building during inclement weather. The proposed carport that requires a dimensional variance is the customer entrance for my dog groomer business. This will not increase impervious coverage or stormwater runoff.

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 # 1362

\$1200.00

Case # 21-27

Applicant's Signature

Joan M. Forde
Owner's Signature

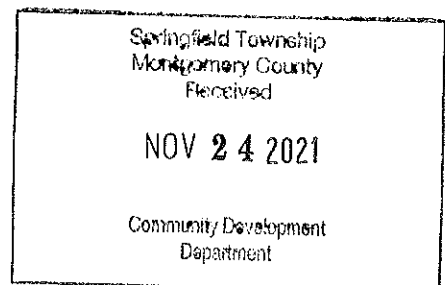
Do not write in this space.

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.

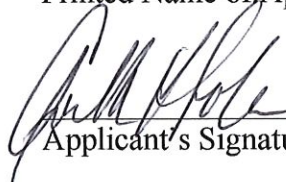
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and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

Anne-Marie K. Forde & Joan M. Forde
Printed Name of Applicant

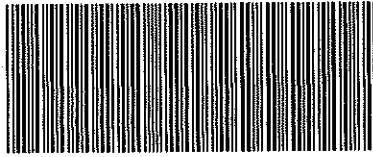
 & Joan M. Forde 11/22/2021
Applicant's Signature and Date



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5781 PG 01898 to 01901.1
INSTRUMENT # : 2010088713
RECORDED DATE: 10/07/2010 03:15:07 PM



2226379-0008Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 10/02/2010
Reference Info: FORDE

Transaction #: 2140284 - 2 Doc(s)
Document Page Count: 3
Operator Id: charris

RETURN TO: (Mail)
 GEORGE'S FORDE JR
 8401 SEMINOLE STREET
 PHILA, PA 19118

SUBMITTED BY:
 GEORGE S FORDE JR
 8401 SEMINOLE STREET
 PHILA, PA 19118

*** PROPERTY DATA:**

Parcel ID #: 52-00-01552-00-7
Address: 831 BETHLEHEM PIKE

 PA
 19038
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:
 Recording Fee:Deed \$65.00
 Affidavit Fee \$1.50
Total: \$66.50

DEED BK 5781 PG 01898 to 01901.1
 Recorded Date: 10/07/2010 03:15:07 PM

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



Nancy J. Becker

Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

2010 OCT -7 AM 10: 52

Prepared by:
and Return to:
George S. Forde, Jr., Esquire
8401 Seminole Streeta
Philadelphia, PA 19118-3725

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-01552-00-7 SPRINGFIELD
831 BETHLEHEM PIKE
FORDE ANNE-MARIE K & \$10.00
B 009 U 051 L 4100 DATE: 10/07/2010 JG

Parcel Number: 52-00-01552-00-7

GENERAL WARRANTY DEED

CP
3/2
THIS INDENTURE, is dated as of OCTOBER, 2, 2010, and is by and between:

ANNE-MARIE K. FORDE and JONATHAN T. FLES, husband and wife, party of the first part, collectively referred to as "Grantors"

AND

JOAN M. FORDE, (mother of aforesaid Anne-Marie) party of the second part, hereinafter referred to as "Grantee"

WITNESSETH:

That the said Grantors, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America paid by the said Grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, and in further consideration of natural love and affection, have granted, bargained, sold, aliened, enfeoffed, released, and confirmed, and by these presents, do grant, bargain, sell, alien, enfeoff, release, and confirm unto the said Grantee, her heirs and assigns, in fee:

ALL THAT CERTAIN lot or piece of ground, hereditaments, and appurtenances, SITUATE in the Township of Springfield, County of Montgomery, and State of Pennsylvania.

BEGINNING at a point on the Northwesterly side of Bethlehem Pike (60 feet wide), a corner of land now or late of Erdenheim Evangelical United Brethren Church, said point being at a distance of 304.18 feet measured North 12 degrees 13 minutes 30 seconds East from another front corner of land now or late of the Erdenheim Evangelical United Brethren Church, this last mentioned point being at the distance of 135.46 feet measured in a Northeasterly direction from the intersection which the said side of Bethlehem Pike makes with the Northerly side of Rich Avenue (40 feet wide); thence along the Northeasterly line of land now or late of the Erdenheim Evangelical United Brethren Church North 75 degrees 0 minutes 30 seconds West 338.53 feet to a stone in the line of land nor or late of Mount Saint Joseph Convent Farm; thence along land of Mount Saint Joseph Convent Farm North 70 degrees 51 minutes 52 seconds East 117.50 feet to a point; thence through land now or late of Dennis Deerley, et ux South 75 degrees 0 minutes 30 seconds East 238.08 feet to a point in the aforementioned Northwesterly side of Bethlehem Pike; thence along the said side of Bethlehem Pike South 12 degrees 13 minutes 30 seconds West 66 feet to a point, the place of beginning.

BEING the same premises which JOAN M. FORDE, joined in by her husband, GEORGE S. FORDE, JR., by Indenture bearing date the 17th day of June, 2003, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, on July 14, 2003, in Deed Book 5464 at page 00768 *et seq.*, granted and conveyed unto said Anne-Marie K. Forde and Jonathan T. Fles, in fee.

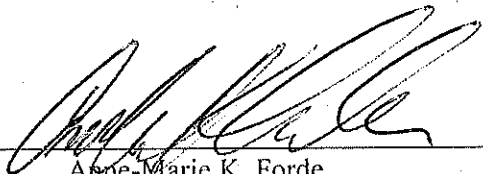
BEING PARCEL NUMBER 52-00-01552-00-7.

TOGETHER WITH all and singular buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and also the estate, right, title interest, use, trust, property, possession, claim, and demand whatsoever, of Grantors, their heir and assigns, in law, equity, or otherwise howsoever, of, in, to or out of the same and every part thereof.

TO HAVE AND TO HOLD the said Premises above described and the hereditaments and premises hereby granted and released or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

AND the said Grantors, for themselves, their heirs, executors, and administrators, do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents that they, the said Grantors and their heirs and assigns **SHALL and WILL** generally **WARRANT and FOREVER** defend the hereinabove described premises, hereditaments, and appurtenances thereto, hereby granted or mentioned, or intended so to be, unto the said Grantee, her heirs and assigns, against them, the said Grantors and their heirs and assigns, and against all and every other person and persons for whomsoever, lawfully claiming or to claim the same or any part or parcel thereof.

IN WITNESS WHEREOF, the Grantors have duly executed this Deed, the day, month, and year first above written.



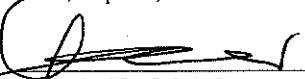
Anne-Marie K. Forde



Jonathan T. Fles

The address of the within
named Grantee is:

8401 Seminole Street
Philadelphia, PA 19118-3725



On behalf of the Grantee

STATE OF PENNSYLVANIA :
: SS.
COUNTY OF Montgomery :

Before me the undersigned officer, a Notary Public in the aforesaid county, personally appeared Anne-Marie K. Forde and Jonathan T. Fles, who known to me (or satisfactorily proven to be) the persons subscribed to the within instrument, and acknowledged to me that they executed the foregoing instrument for the purposes therein contained.

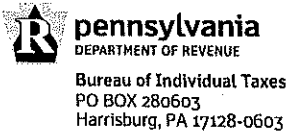
IN WITNESS WHEREOF, I have set my hand and official seal, this 02 day of Oct, 2010.


Notary Public

My Commission expires: 05 MAY 14

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly Zera, Notary Public
Whitemarsh Twp, Montgomery County
My commission expires May 05, 2014

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA
- REGISTERED -
DATE 10/19/10 NO. 233894
Amie Montgomery
TOWNSHIP REGISTER



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0		
Book Number	5781		
Page Number	1898		
Date Recorded	10-4-2010		

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name George S. Forde, Jr.		Telephone Number: (215) 242-8332	
Mailing Address 8401 Seminole Street	City Philadelphia	State PA	ZIP Code 19118

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Anne-Marie K. Forde and Jonathan T. Fles

Mailing Address
831 Bethlehem Pike

City Erdenheim	State PA	ZIP Code 19038
-------------------	-------------	-------------------

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
Joan M. Forde

Mailing Address
8401 Seminole Street

City Philadelphia	State PA	ZIP Code 19118
----------------------	-------------	-------------------

D. REAL ESTATE LOCATION

Street Address 831 Bethlehem Pike		City, Township, Borough Springfield Township	
County Montgomery	School District Springfield	Tax Parcel Number 52-00-01552-00-7	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 227,900.00	5. Common Level Ratio Factor x 1.78	6. Fair Market Value = 405,662.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 1.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) grantors are grantee's daughter (and her husband) excluded per Act of March 4, 1971, P.L. 6, as amended, added by the Act of May 5, 1981, P.L. 36, as amended [intrafamily transfer]

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 02 October 2010
---	-------------------------

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

ADDRESS 831 Bethlehem Pike, Flourtown

DATE 7/20/98 GRANTED DENIED

ZONING DISTRICT B1

VARIANCE OR SPECIAL EXCEPTION REQUESTED to allow dog washing facility as a use of the same general character as any specifically permitted uses in B-1 Zoning dist

CONDITIONS REQUIRED BY BOARD none

EXTENSIONS GRANTED

ADDRESS 831 Bethlehem Pike, Flourtown

DATE 7/20/98 GRANTED DENIED

ZONING DISTRICT B1

VARIANCE OR SPECIAL EXCEPTION REQUESTED Spec. Exc. to establish a dog grooming service as a use of the sam general character as any specifically permitteed uses in the B1 Distr.

CONDITIONS REQUIRED BY BOARD none

EXTENSIONS GRANTED

Section 114-94.B

Side yards.

(1)

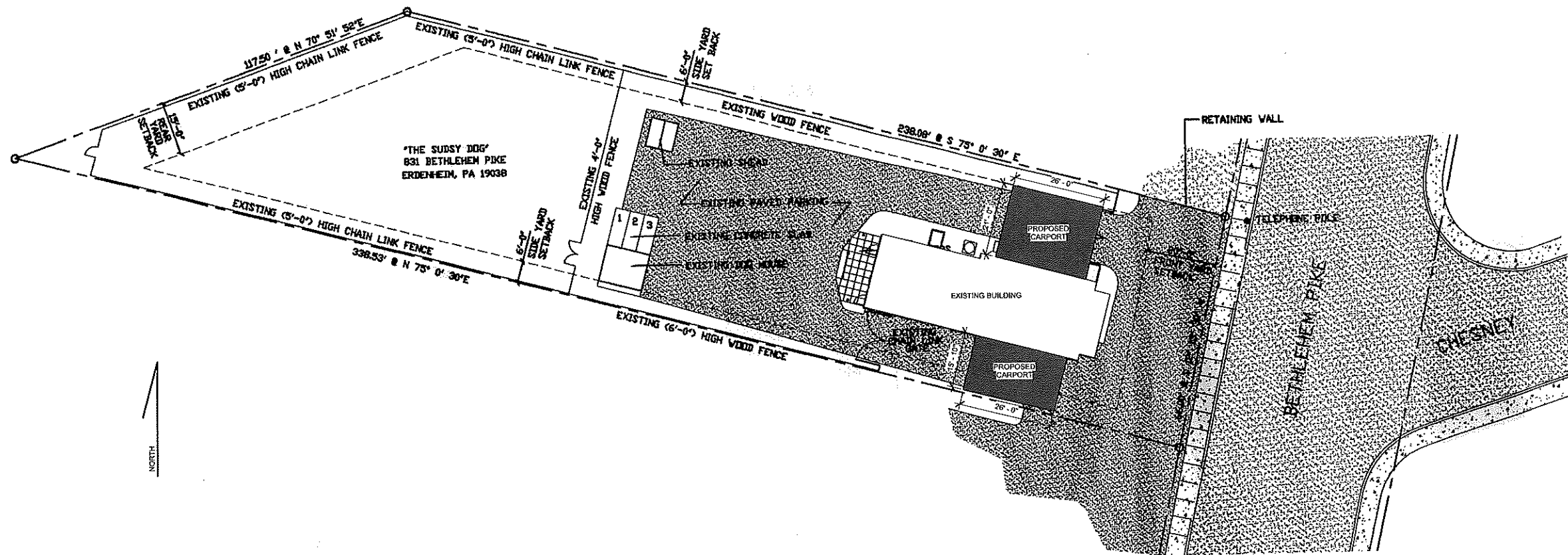
Detached or multiple dwellings. In the case of a single-family or two-family detached dwelling, or a multiple dwelling, there shall be two side yards, one on each side of the main building, neither of which shall be less than six feet wide, provided that, if such building is over 40 feet high, the width of each side yard shall be increased four feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height; and provided further that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 40 feet, a single-family or two-family detached dwelling may be built thereon with side yards of less width, when authorized as a special exception.

(2)

Semidetached dwellings. In the case of a single-family or two-family semidetached dwelling, there shall be at least one side yard which shall be not less than nine feet wide, provided that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 40 feet, a single-family or two-family semidetached dwelling may be built thereon with a side yard of less width, when authorized as a special exception.

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

A
B
C
D
E
F



HEACOCK DESIGN AND BUILD INC.
1614 Mink Road, Ottsville, PA 16942
www.heacockdesign.com
P: 215-795-2031 C: 215-669-6432 F: 215-795-2048

REVISIONS		
Date	No.	Description

SEAL:

SEAL:

DRAWING NAME: **Site Plan**

FORDE CARPORT

831 BETHLEHEM PIKE
ERDENHEIM, PA 19038

Client: Anne-Maie and Joan Forde
Project number: 21912
Scale: 1/16" = 1'-0" Date: 11-19-21
Sheet no.

C1

NOTE: NO ADDED IMPERVIOUS

Copyright 2017 by HEACOCK DESIGN BUILD ARCHITECTS, phone number 215-795-2033. All rights reserved. The plans, elevations, drawings, illustrations and other material contained within this set are the property of HEACOCK DESIGN BUILD ARCHITECTS, and may not be reproduced either partially or wholly, nor are they to be assigned to any third party, without the express written permission of HEACOCK DESIGN BUILD ARCHITECTS. Written dimensions on the drawing shall have precedence over scaled dimensions. Contactors shall verify, and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. All shop drawings must be submitted to this office for approval before proceeding with fabrication.



3D VIEWS

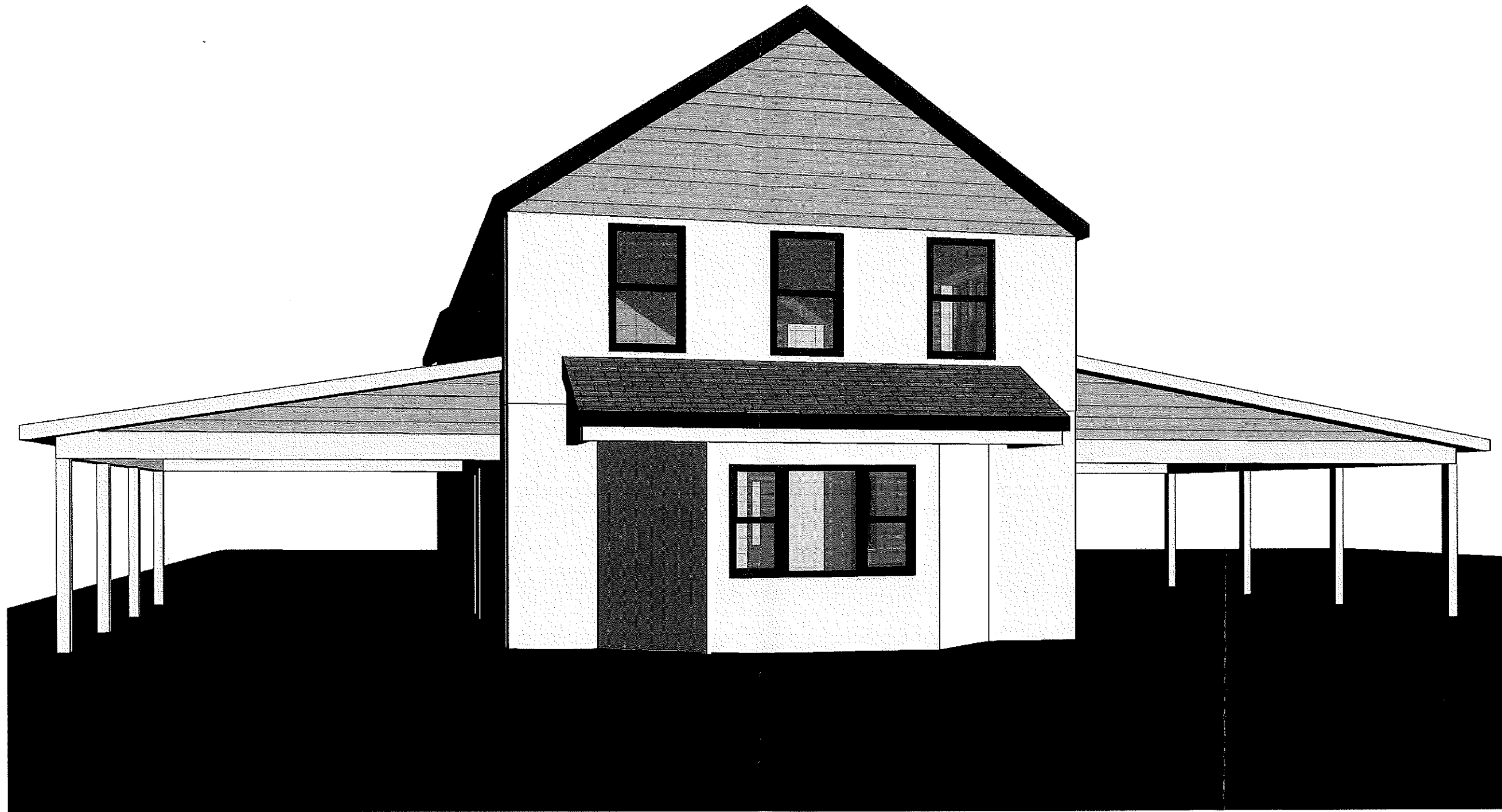
11-19-21
21012

FORDE CARPORT

831 BETHLEHEM PIKE
ERDENHEIM, PA 19038

HEACOCK
DESIGN BUILD
ARCHITECTS

1614 MINK ROAD, OTTSVILLE PA 18942
P:216-669-6432 F:215-795-2046



3D VIEWS

11-19-21
21012

FORDE CARPORT

831 BETHLEHEM PIKE
ERDENHEIM, PA 19038

HEACOCK
DESIGN BUILD
ARCHITECTS

1614 MINK ROAD, OTTSVILLE PA 18942
P:216-669-6432 F:215-795-2046



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, December 20, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-28: This is the application of **LaSalle College High School**, owners of the property located at 8605 Cheltenham Avenue, Wyndmoor, PA 19038, also known as Parcels #5200-0328-9007, #5200-0327-4004 and #5200-1340-2001. The applicant has requested a dimensional variance from Section 114-134.A.14 of the Springfield Township Zoning Ordinance. The applicants seek approval to construct a 7,000 square foot addition to the campus, without installing the required on-site parking for the proposed addition. The proposed addition would require an additional 35 on-site parking stalls to be added to the site. The property is zoned within the Institutional District of Ward #7 of Springfield Township.

A copy of the application and information submitted is 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. 21-28

DATE: 11/23/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We LaSalle College High School

(Name of Applicant)

Of (Address) 8605 Cheltenham Avenue, Wyndmoor, PA 19038

(Telephone No.) 215-233-0296 (Ext. 1)

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. See attached.

 Other (please specify)

The property concerned is located at 8605 Cheltenham Avenue

Petitioner's Interest in the property is Legal Owner

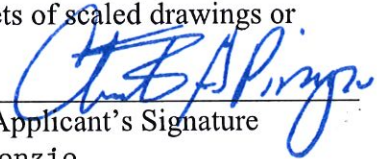
Present use of property School

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

See attached.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check #114210
\$1,200.00
Case # 21-28



Attorney for Applicant's Signature
Christen G. Pionzio

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.

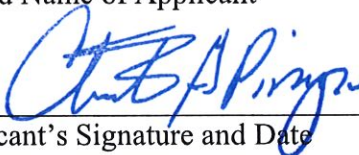
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

LaSalle College High School

Printed Name of Applicant



11/23/2021

Attorney for Applicant's Signature and Date

Christen G. Pionzio, Esquire
375 Morris Road, P.O. Box 1479
Lansdale, PA 19446
215-661-0400
cpionzio@hrmml.com

Attachment to Zoning Hearing Board Application
Springfield Township
Re: LaSalle College High School
Property: 8605 Cheltenham Avenue

LaSalle College High School

The Applicant offers a program called the David Program which offers individualized learning programs for students with specific learning needs. Currently, students meet with teachers one on one or one on two across campus in available space. The proposal is to build a 7,000 sf addition to the school so that a David Center can be constructed. The David Center will provide a designated wing with offices in which teachers can met directly with their students.

The David Program services approximately 65 students of the approximate school population of 1081. No increase in enrollment is proposed. No additional staff is proposed. LaSalle simply wants to give this program a “home” that is connected to the main school building with modern technology and space.

Relief:

A variance is requested from Section 114-134.A.(14) “Other Uses”. A school isn’t specifically listed in the parking requirements such that Section 114-134.A.(14) provides that parking shall be based on “one parking space for each three persons of the design capacity based on the table of maximum floor area allowance per occupant in the latest edition of the Building Officials and Code Administrators Code”.

Parking required: 2,388 spaces
Parking proposed: 455 spaces

Rationale:

There are no new parking needs created by the David Center which serves existing students with the existing staff with no plans for an increase in either. There are currently 455 parking spaces on campus and to install additional spaces would result in unnecessary impervious coverage.

The Code creates a hardship for a school use and contemplates full capacity of every building which is never the case. Instead, students and staff move through the various spaces. The hardship was created by the code requirements and not by the Applicant. The current parking services the school which contemplates no increase in parking needs. A modification is necessary to make reasonable use of the property with a program that suits the needs of the students in 2021. Nothing about the application is adverse to the public health, safety and welfare and is in keeping with the character of the neighborhood as the use on the property is not changing.

LaSalle College High School Parking Assessment
As per Springfield Twp Code 114-134, A. (14) "Other Uses"

Occupant Load

Athletic Field Functions	N/A	200	1 parking space per 3 occupants	67
Gymnasium	9,524 sf	1,905	1 parking space per 3 occupants	635
Auditorium	7,162 sf	1,304	1 parking space per 3 occupants	434
McLean Hall (less Gym and Aud)	113,327 sf	1,311	1 parking space per 3 occupants	437
St Michael Hall	20,194 sf	879	1 parking space per 3 occupants	293
West Wing	13,678 sf	100	1 parking space per 3 occupants	33
De LaSalle Chapel & North Wing	N/A	1022	1 parking space per 3 occupants	341
Offices (Allinson, Alumni, Dunleavy and old David Center)	16,708 sf	N/A	1 parking space per 200 sf	83
Brother's Residence	15 beds	N/A	1 parking space per bed	15
Glaser Cafeteria Addition	4,082 sf	47	1 parking space per 3 occupants	15
Proposed David Center	7,000 sf	N/A	1 parking space per 200 sf	35
Total Parking Required				2388
Total Provided Parking Spaces				455

22 November 2021

Section 114-134.A.(14)

Other uses. For uses other than those mentioned above, one parking space for each three persons of the design capacity based on the table of maximum floor area allowance per occupant in the latest edition of the Building Officials and Code Administrators Code.

A-1

**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

Electronic signature by Montgomery County Recorder of Deeds
nkoocertify@recordfusion.com - Validity Unknown

UNITED STATES POSTAL SERVICE
Receipt ID
Electronic Postmark **10008dd3dm**
Activation may require Adobe Windows integration

eCertified copy of recorded # 1983033559 (page cover of 8)
Montgomery County Recorder of Deeds
Only valid with eprn-signature on cover page



002417 CR
50
19.50
3.00

FEB 25 12 12 PM '83

DEED OF CONFIRMATION
INDENTURE

STATE TAX
AFFIDAVIT
FILED

STATE TAX
AFFIDAVIT
FILED

KNOW ALL MEN BY THESE PRESENTS, that LaSALLE COLLEGE IN THE CITY OF PHILADELPHIA, a Pennsylvania Nonprofit Corporation, for and in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, has granted, bargained, sold, ratified and confirmed, and by these presents does grant, bargain, sell, ratify and confirm unto LaSALLE COLLEGE HIGH SCHOOL, a Pennsylvania Nonprofit Corporation, its successors and assigns forever, all the estate which it may have in, to and of,

ALL THAT CERTAIN lot or piece of ground SITUATE in Springfield Township, Montgomery County, Pennsylvania, as shown on a plan prepared by George B. Mebus, Inc., Engineers, dated August 8, 1979 and last revised November 9, 1979 and described as follows, to wit:

BEGINNING at a point on the northeasterly side of Cheltenham Avenue (60.00 feet wide at this point), said point being at the distance of 5.82 feet measured South 38 degrees, 18 minutes, 39 seconds West from a point on the northeasterly side of Cheltenham Avenue (65.00 feet wide), said last mentioned point being at the distance of 95.81 feet measured along the said side of Cheltenham Avenue (65.00 feet wide) North 20 degrees, 57 minutes, 22 seconds West from a point of intersection with the northwesterly side of Fenton Road (50.00 feet wide); thence from the place of beginning and along the northeasterly side of Cheltenham Avenue (60.00 feet wide) the five (5) following courses and distances: (1) North 20 degrees, 57 minutes, 22 seconds West, 39.17 feet to a point of curve; thence (2) by a line extending in a northwesterly direction and curving to the left with a radius of 471.68 feet the arc distance of 344.62 feet to a point of tangent; thence (3) North 62 degrees, 49 minutes, 02 seconds West, 626.84 feet to a point of curve; thence (4) by a line extending in a northwesterly direction and curving to the right with a radius of 925.37 feet the arc distance of 238.67 feet to a point of tangent; thence (5) North 48 degrees, 02 minutes, 22 seconds West, 75.33 feet to a point; thence along the southeasterly, northeasterly and northwesterly line of certain lots fronting on Cheltenham Avenue the eight (8) following courses and distances: (1) North 40 degrees, 07 minutes, 03 seconds East, 132.98 feet to an angle point; thence (2) North 51 degrees, 42 minutes, 12 seconds West, 55.55 feet to an angle point; thence (3)

Parcel # 52-00-03289-00-7
52-00-03274-00-4
52-00-13402-00-1

"REG." M.M.

BOOK 4702 PG 1173

2/21/83
\$ 3.00
TAX PAID

MONTGOMERY, McCracken, Walker & Rhoads - COUNSELLORS AT LAW - THREE PARKWAY, PHILADELPHIA, PENNSYLVANIA 19102



North 40 degrees, 06 minutes, 53 seconds East, 75.32 feet to an angle point; thence (4) North 50 degrees, 55 minutes, 22 seconds West, 145.61 feet to an angle point; thence (5) North 40 degrees, 05 minutes, 34 seconds East, 195.96 feet to an angle point; thence (6) North 51 degrees, 53 minutes, 55 seconds West, 219.01 feet to an angle point; thence (7) North 51 degrees, 58 minutes, 58 seconds West, 377.92 feet to an angle point; thence (8) South 37 degrees, 53 minutes, 21 seconds West, 359.66 feet to a point on the northeasterly side of Cheltenham Avenue (55.00 feet wide in this area); thence along the said side of Cheltenham Avenue North 48 degrees, 04 minutes, 09 seconds West, 52.94 feet to a point of curve; thence along the said side of Cheltenham Avenue by a line extending in a northwesterly direction and curving to the left with a radius of 1,176.48 feet the arc distance of 47.71 feet to a point; thence North 37 degrees, 53 minutes, 21 seconds East, 353.79 feet to a point; thence North 37 degrees, 55 minutes, 02 seconds East and passing along the southeasterly end of a cul-de-sac at the end of Hawthorn Lane 678.96 feet to a point; thence along the northeasterly line of lots fronting on Hawthorn Lane and Rambler Road North 52 degrees, 02 minutes, 21 seconds West, 798.93 feet to a point on the center line of Rambler Road (50.00 feet wide); thence along the center line of Rambler Road South 37 degrees, 16 minutes, 39 seconds West, 28.97 feet to a point; thence along the northeasterly line of lots fronting on Rambler Road and Hawthorn Lane North 52 degrees, 02 minutes, 21 seconds West, 596.68 feet to a point on the southeasterly side of Paper Mill Road (variable width in this area); thence along the said side of Paper Mill Road the three (3) following courses and distances: (1) North 41 degrees, 41 minutes, 27 seconds East, 444.13 feet to a point; thence (2) North 37 degrees, 11 minutes, 43 seconds East, 100.71 feet to a point of curve; thence (3) by a line extending in a northeasterly direction and curving to the right with a radius of 100.00 feet the arc distance of 61.45 feet to a point, a corner of land now or late of the Philadelphia Electric Company; thence along the southerly line of land now or late of the Philadelphia Electric Company the six (6) following courses and distances: (1) South 53 degrees, 23 minutes, 23 seconds East, 197.57 feet to an angle point; thence (2) South 62 degrees, 37 minutes, 27 seconds East, 361.01 feet to an angle point; thence (3) South 64 degrees, 42 minutes, 12 seconds East, 340.71 feet to an angle point; thence (4) South 80 degrees, 43 minutes, 36 seconds East, 349.42 feet to an angle point; thence (5) South 83 degrees, 12 minutes, 20 seconds East and crossing a right of way for drainage (40.00 feet wide) 319.86 feet to an angle point; thence (6) South 85 degrees, 07 minutes, 35 seconds East, 682.55 feet to a point; thence South 38 degrees, 09 minutes, 58 seconds West, 346.04 feet to a point on the northeasterly line of the Laverock Manor Subdivision; thence along the northeasterly line of the Laverock Manor Subdivision North 51 degrees, 58 minutes, 35 seconds West.

-2-

BOOK 4702 PG 1174

MONTGOMERY, McCRACKEN, WALKER & RHOADS - COUNSELLORS AT LAW - THREE PARKWAY, 20TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19102



204.37 feet to a point; thence along the northwesterly line of the Laverock Manor Subdivision South 37 degrees, 56 minutes, 39 seconds West, recrossing the aforementioned right of way for drainage (40.00 feet wide) and passing along the northwesterly end of Cobden Road (50.00 feet wide) 1,288.14 feet to a point; thence along the southwesterly line of the Laverock Manor Subdivision South 52 degrees, 04 minutes, 08 seconds East, 200.02 feet to an angle point; thence still along the same South 52 degrees, 51 minutes, 08 seconds East, passing along the southwesterly end of Laverock Lane (50.00 feet wide) and also along the southwesterly end of a right of way for drainage (20.00 feet wide) 1,500.99 feet to a point; thence South 38 degrees, 18 minutes, 39 seconds West, said line being partly along the northwesterly line of the Wetherill Estates Subdivision 852.13 feet to a point on the aforementioned northeasterly side of Cheltenham Avenue (60.00 feet wide) the place of beginning, CONTAINING 74.6 Acres,

AND ALSO BEGINNING at a point of tangent on the Southeasterly side of Paper Mill Road, said point being at the distance of 161.74 feet measured on the arc of a circle curving to the right having a radius of 100.00 feet from a point of compound curve on the North-easterly side of Ramp "F" of the proposed 309 Expressway (L.R. 782); thence extending from said point of beginning North 37 degrees, 11 minutes, 49 seconds East along the Southeasterly side of Paper Mill Road 439.05 feet to a point in line of land now or late of Michael Stephen, Inc.; thence extending along the aforesaid land of Stephen, Inc. the two following courses and distances: (1) South 52 degrees, 43 minutes, 45 seconds East, 606.54 feet to a point; and (2) South 37 degrees, 14 minutes, 15 seconds West, 476.72 feet to a point on the Northeasterly side of Ramp "F" of the proposed 309 Expressway (L.R. 782) aforesaid; thence extending along the Northeasterly side of Ramp "F" aforesaid the two following courses and distances: (1) North 52 degrees, 03 minutes, 05 seconds West, 157.72 feet to a point of curve on the same and (2) Northwestwardly on the arc of a circle curving to the right having a radius of 3,029.55 feet the arc distance of 347.95 feet to a point of compound curve on the same; thence extending on the arc of a circle curving to the right having a radius of 100.00 feet the arc distance of 161.74 feet to the first mentioned point of tangent and place of beginning, CONTAINING in Area 7.0257 Acres,

BEING the same premises which vested in LaSalle College High School pursuant to the Articles of Division filed in the Commonwealth of Pennsylvania, Department of State, on September 30, 1982, which Articles effectuated the division of LaSalle College in the City of Philadelphia and LaSalle College High School,



TO HAVE AND TO HOLD the same unto it, the said LaSALLE COLLEGE HIGH SCHOOL, its successors and assigns, forever,
IN WITNESS WHEREOF, the said LaSALLE COLLEGE IN THE CITY OF PHILADELPHIA has caused these presents to be executed and its corporate seal to be hereunto affixed, duly attested, as of this Thirtieth day of September, 1982.

LaSALLE COLLEGE IN THE CITY OF PHILADELPHIA

By: Brother Patrick Ellis, F.S.C.
Brother Patrick Ellis, F.S.C., President

Attest:

John D. McCracken
Act. Secretary

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-03269-00-7 SPRINGFIELD DBK 3063
CHELTENHAM AVE NES PG 0291
LASALLE COLLEGE
B 066A U 012# 5974 DATE 2/23/83 \$2.00
CPW

Total
43.00

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-03274-00-1 SPRINGFIELD DBK
CHELTENHAM AVE NES PG
LASALLE COLLEGE
B 66 U 012 5956 DATE 2/25/83 \$0.00
CPW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-13402-00-1 SPRINGFIELD DBK 2899
PAPER MILL ROAD PG 0329
LASALLE COLLEGE
B 066A U 0148 5900 DATE 2/25/83 \$0.00
CPW

BOOK 470281176

-4-

MONTGOMERY, McCracken, Walker & Rhoads - COUNSELLORS AT LAW - THREE PARKWAY, 20TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19102



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA SS:

On this, the Thirtieth day of September, 1982, before me, the undersigned officer, personally appeared BROTHER PATRICK ELLIS, F.S.C., who acknowledged himself to be the President of LaSALLE COLLEGE IN THE CITY OF PHILADELPHIA, a nonprofit corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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


Notary Public

My Commission Expires:

DAVID C. FLEMING JR., NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY, PA.
My Commission Expires October 20, 1986

BOOK 4702P1177

- 5 -

MONTGOMERY, McCracken, WALKER & RHOADS • COUNSELLORS AT LAW • THREE PARKWAY, 20TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19102



DEED
OF CONFIRMATION

LASALLE COLLEGE IN THE
CITY OF PHILADELPHIA,
a Pennsylvania Nonprofit Corp.

TO

LASALLE COLLEGE HIGH SCHOOL,
a Pennsylvania Nonprofit Corp.

PREMISES: 81.6257 Acres, situated
in Springfield Town-
ship, Montgomery
County, Pennsylvania.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PENNA.

- REGISTERED -
DATE 2/25/83 NO. 19335

Wm. E. D... ..
Township Engineer

MONTGOMERY, MCCracken, WALKER & RHODS,
ATTORNEYS-AT-LAW
THREE PARKWAY
PHILADELPHIA, PA. 19102
(215) 563-0880



Montgomery County S. S.
Recorded in the Office for Recording of Deeds & u.
In and for said county in Deed.....book
No. 4702..... Page 1173..... & c,
Witness my hand and seal of office this 25th
day of Feb.....1983.

William J. ...

Recorder

BOOK 4702R1178



COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I

(COMPLETE FOR ALL TRANSACTIONS)

LaSalle College in the City of Phila. GRANTOR (S) ADDRESS ZIP CODE
 20th Street & Olney Avenue Philadelphia, PA 19141
 LaSalle College High School GRANTOR (S) ADDRESS ZIP CODE
 8605 Cheltenham Avenue, Wyndmoor, PA 19118

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:
 81.6257 Acres situate in Springfield Township, Montgomery County, Pa.

R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ 1.00 HIGHEST ASSESSED VALUE \$

FAIR MARKET VALUE \$ REALTY TRANSFER TAX PAID \$ Exempt.

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.
 This is a division of a nonprofit corporation pursuant to 15 Pa. C.S.A. 7941 et seq. (See attached letter from the Office of the Attorney General).

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II

(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

SECTION III

(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE NAME ADDRESS TITLE

SUCCESSFUL BIDDER NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$
JUDGEMENT PLUS INTEREST	\$		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF February 1983
 Mary Elizabeth Fischer
 NOTARY PUBLIC
 Notary Public, Phila., Pa. Co.
 My Commission Expires July 14, 1985

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Paul W. Howard
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE



MAR 31 1982



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL
1545 Strawberry Square
Harrisburg, PA 17120

LeRoy S. Zimmerman
ATTORNEY GENERAL

March 26, 1982

Reply To:
717 783-1460

Donald W. Kramer, Esq.
MONTGOMERY, MCCrackEN, WALKER & RHOADS
Three Parkway
Philadelphia, PA 19102

Re: LaSalle College
Realty Transfer Tax

Dear Mr. Kramer:

You have requested a Realty Transfer Tax Ruling based upon the following statements in your letter of March 8, 1982:

LaSalle College is a Pennsylvania non-profit corporation operating both LaSalle College and LaSalle College High School. LaSalle College High School is situate on a parcel of realty comprised of approximately 14 acres in Springfield Township, Montgomery County.

The trustees of LaSalle have approved a proposal to divide the corporation into two separate corporations; one for the college and one for the high school.

It is proposed that a deed be recorded which reflects that title in the high school property will be vested in the high school corporation.

Based upon the above, you are advised that the proposed conveyance is not subject to Pennsylvania Realty Transfer Tax provided the division satisfies the requirements of 15 Pa. C.S.A. 7941 et. seq.

Very truly yours,

Vincent J. Dopko
Deputy Attorney General

cc. Jim Bruce, Herbert Smith, Alan Davis,
Recorder of Deeds, Montgomery County





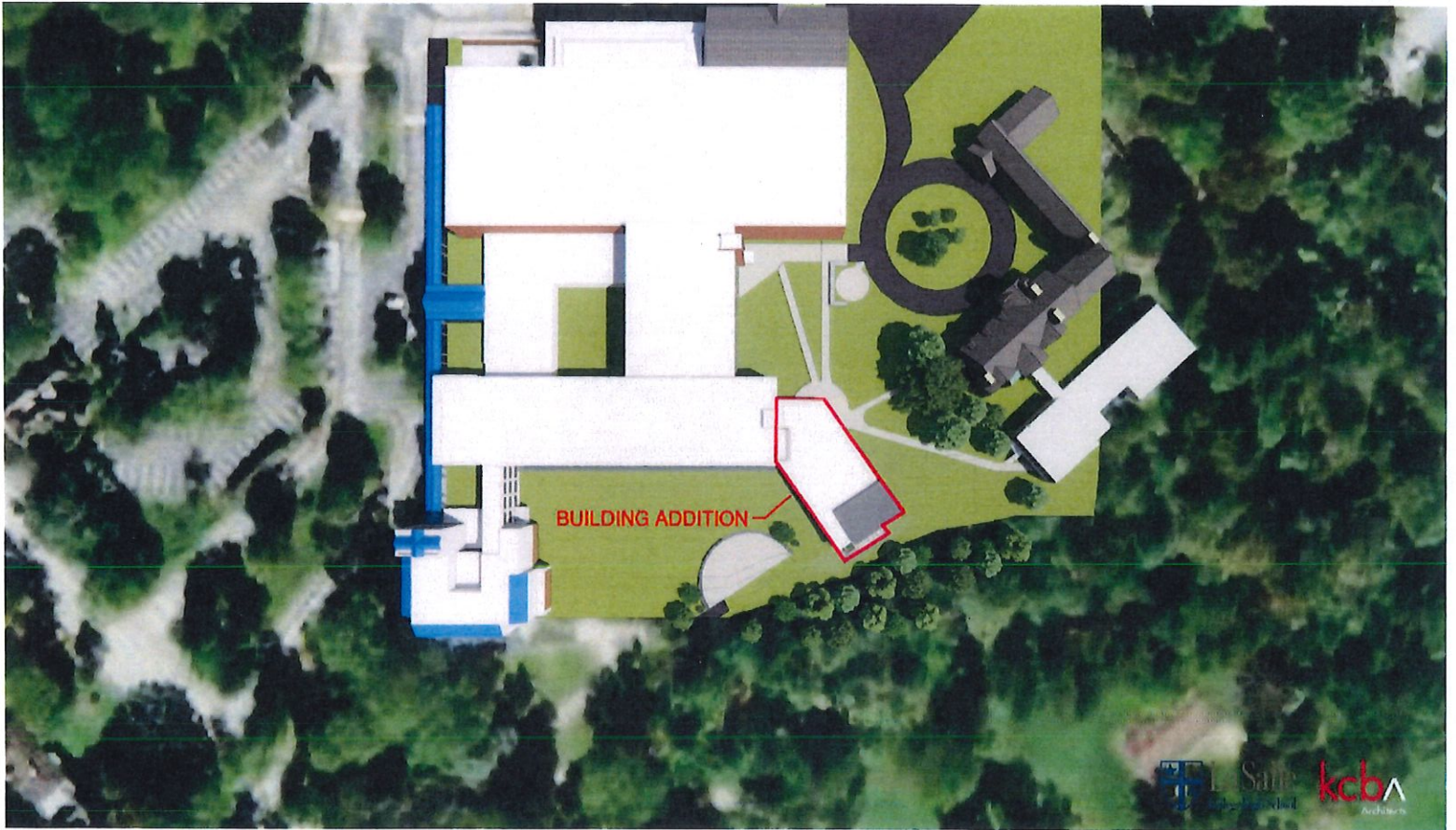
**David Center
Project Area**

HUNT
ENGINEERING
COMPANY

kcb
Architects

Image Landsat - Copernicus

Cedar Point Ave



BUILDING ADDITION



 LaSalle
College High School

 kcb
Architects



LaSalle
High School

kcb
Architecture

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	N/A
---	ADJOINING LOT LINE	N/A
---	RIGHT-OF-WAY-LINE	N/A
---	TREE LINE	N/A
○	DECIDUOUS TREE	N/A
⊗	CONIFEROUS TREE	N/A
⊙	SHRUB	N/A
▨	BUILDING	▨
▨	CONCRETE SIDEWALK	▨
▨	GRAVEL	▨
▨	BRICK	N/A
▨	GRASS	N/A
▨	GRASS	N/A
▨	LANDSCAPED AREA	N/A
▨	CONCRETE CURB	N/A
-x-	FENCE	N/A
▨	RAIN GARDEN	▨
⊕	ELECTRICAL JUNCTION BOX	N/A
⊕	STORM SEWER MANHOLE	N/A
⊕	GRATE INLET/CATCH BASIN	N/A
⊕	ENDWALL	⊕
⊕	DOMED RISER	⊕
⊕	OUTLET STRUCTURE	⊕

GENERAL NOTES:

- PROPERTY DATA LISTED BELOW WAS OBTAINED FROM PLAN OF LAND DEVELOPMENT, CAFETERIA IMPROVEMENTS, LAST REVISED 8/3/2015, BY HIBBELN ENGINEERING CO.
- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 SPRINGFIELD TOWNSHIP (BLOCK 066A, UNIT 029) PARCEL 52-00-03274-00-4
 (BLOCK 066A, UNIT 032) PARCEL 52-00-03280-00-7
 (BLOCK 066A, UNIT 048) PARCEL NO. 52-00-03296-00-1
- RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PA. IN:
 DEED BOOK 4702; PAGES 1173-1178 (BLOCK 066A, UNIT 029)
 DEED BOOK 5387; PAGE 1577 (BLOCK 066A, UNIT 032)
 DEED BOOK 5255; PAGE 1048 (BLOCK 066A, UNIT 048)
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 UNIT 29 AND 32
 LASALLE COLLEGE HIGH SCHOOL
 8605 CHELTENHAM AVENUE
 WYNDMOOR, PA 19038
 UNIT 48
 LASALLE COLLEGE HIGH SCHOOL
 1600 PAPERHILL ROAD
 WYNDMOOR, PA 19038
- AREA STATISTICS
 (BLOCK 066A, UNIT 029) PARCEL 52-00-03274-00-4
 GROSS TRACT AREA = 43.83 AC. (TO DEED TITLE LINES)
 (BLOCK 066A, UNIT 032) PARCEL 52-00-03280-00-7
 GROSS TRACT AREA = 1.12 AC. (TO TITLE LINES)
 (BLOCK 066A, UNIT 048) PARCEL NO. 52-00-03296-00-1
 GROSS TRACT AREA = 1.54 AC. (TO TITLE LINES)

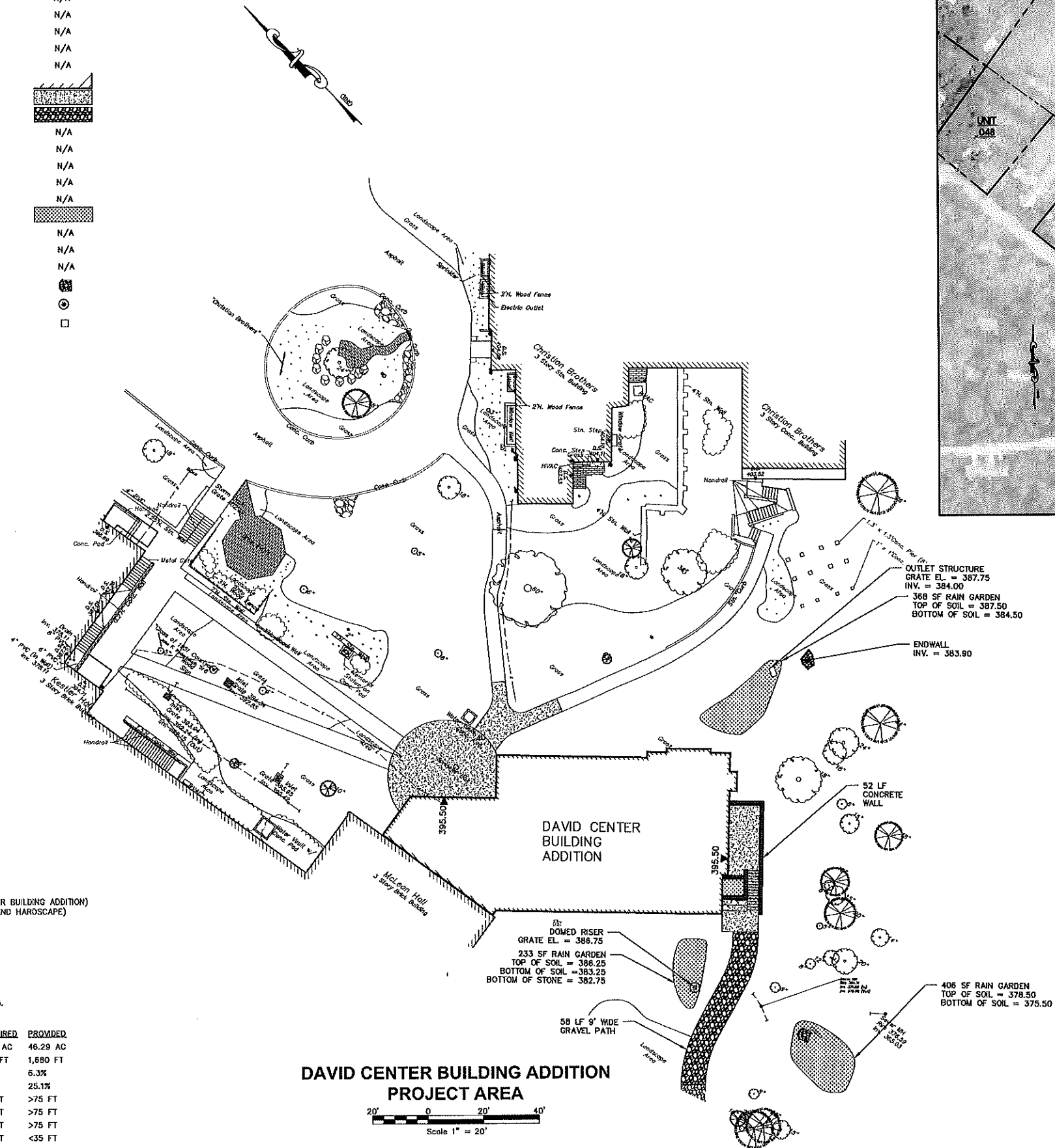
COVERAGE TABULATIONS

ADDITIONAL BUILDING COVERAGE = 7,000 SF (DAVID CENTER BUILDING ADDITION)
 ADDITIONAL IMPERVIOUS COVERAGE = 2,500 SF (WALKWAYS AND HARDSCAPE)

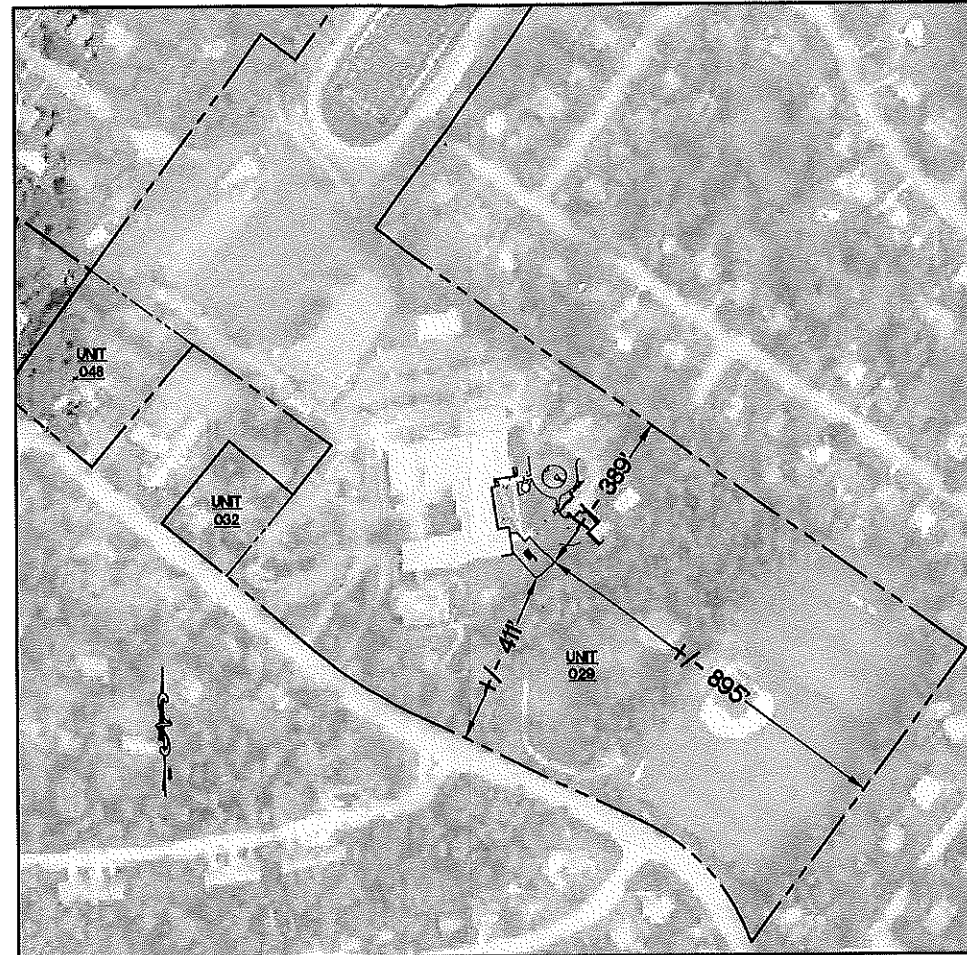
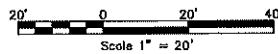
ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE, AS ADOPTED FEBRUARY 1997, CHAPTER 114; REFERENCE ARTICLE V.I.D., SECTIONS 114-800 TO 114-805. DISTRICT CLASSIFICATION: "INST" - INSTITUTIONAL DISTRICT EXISTING & PROPOSED USE: INSTITUTIONAL BUILDING

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	3.00 AC	46.29 AC
MINIMUM LOT WIDTH:	200 FT	1,680 FT
MAXIMUM BUILDING COVERAGE:	30%	6.3%
MAXIMUM IMPERVIOUS COVERAGE:	40%	25.1%
FRONT YARD SET BACK:	75 FT	>75 FT
SIDE YARD SET BACK:	75 FT	>75 FT
REAR YARD SET BACK:	75 FT	>75 FT
MAXIMUM BUILDING HEIGHT:	50 FT	<35 FT



DAVID CENTER BUILDING ADDITION PROJECT AREA



LOCATION MAP T-307

NOTE: PROPERTY BOUNDARY INFORMATION OBTAINED FROM 2015 LAND DEVELOPMENT PLANS. NOT A SURVEY.

ISSUED FOR ZONING REVIEW - NOT FOR CONSTRUCTION

DAVID CENTER FOR THE LASALLE COLLEGE HIGH SCHOOL

MONTGOMERY COUNTY, PA

ZONING PLAN

Z-100

JOB NO. 2212514
DATE 11/23/21
DRAWN BY RK
SHEET NO.

kcbva Architects

HUNT ENGINEERING COMPANY

CONSULTANTS



Before You Dig Anywhere
 STOP! CALL 1-800-242-1776

PA Act 287 OF 1974, as amended requires notification to one call system 2 working days for construction phase and 10 working days for design phase before you excavate. PA ONE CALL SYSTEM, INC.

A DESIGN PHASE PENNSYLVANIA ONE-CALL WAS PLACED FOR THIS PROJECT ON OCTOBER 3, 2019 WITH THE FOLLOWING SERIAL NUMBER BEING ASSIGNED: 20192783565 & ON OCTOBER 5, 2020 WITH THE FOLLOWING SERIAL NUMBER 20202793893.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, December 20, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-29: This is the application of **Roger C. Mauger**, owner of the property located at 603 Burton Road, Oreland, PA 19075, also known as Parcel #5200-0273-4004. The applicant has requested a dimensional variance from Section 114-131.B of the Springfield Township Zoning Ordinance. The applicants seek approval to install a 200 square foot accessory building within the side yard that is proposed to be five feet (5') from the side property line and in-line with the front façade of the existing single family dwelling. The property is zoned within the B-Residential District of Ward #6 of Springfield Township.

A copy of the application and information submitted is 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. 21-29

DATE: 11/26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Roger C. Mauger
(Name of Applicant)

Of (Address) 603 Burton Road. Oreland, PA 19075

(Telephone No.) 484-571-5277

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 , of the Springfield Township Zoning Code.

 Other (please specify) 603 Burton Road, Oreland, PA 19075

The property concerned is located at 603 Burton Road, Oreland, PA 19075

Petitioner's Interest in the property is Owner of the property

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 a dimensional variance to allow for the placement of a detached accessory building within the side yard that will be 5 feet from the side property line and in-line with the front facade of the house. Placing the proposed 200 square foot shed within the rear yard is not an option due to the existing storm sewer easement that runs the width of my rear yard. The proposed shed has been placed to reduce the impact on the side property line.

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 # 21-29
CHECK # 115
\$500.00

Applicant's Signature


Owner's Signature

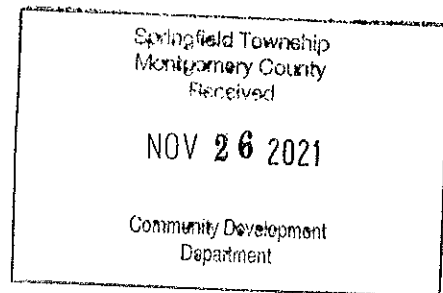
Do not write in this space.

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.

X Roger Mauger
Printed Name of Applicant

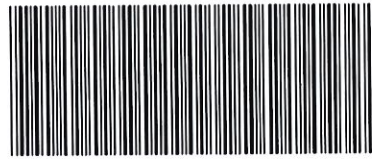
X 
Applicant's Signature and Date



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 6227 PG 02631 to 02635
INSTRUMENT # : 2021063289
RECORDED DATE: 06/02/2021 09:29:08 AM



5947499-00221

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6329231 - 3 Doc(s)
Document Date: 05/07/2021	Document Page Count: 4
Reference Info:	Operator Id: JSorg
RETURN TO: (Simplifile) Hometown Land Transfer LLC 416 S Bethlehem Pike Ste 2 Fort Washington, PA 19034-3418 (267) 866-7220	PAID BY: HOMETOWN LAND TRANSFER LLC

* PROPERTY DATA:	
Parcel ID #:	52-00-02734-00-4
Address:	603 BURTON RD
	ORELAND PA 19075
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$357,500.00	DEED BK 6227 PG 02631 to 02635	
TAXABLE AMOUNT: \$357,500.00	Recorded Date: 06/02/2021 09:29:08 AM	
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee:Deed		\$86.75
State RTT		\$3,575.00
Springfield Township RTT		\$1,787.50
Springfield School District RTT		\$1,787.50
Total:	\$7,236.75	



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared By:

Hometown Land Transfer, LLC
416 S. Bethlehem Pike, 2nd Floor
FT Washington, PA 19034

Return To:

Hometown Land Transfer, LLC
416 S. Bethlehem Pike, 2nd Floor
FT Washington, PA 19034

Parcel No.:

52-00-02734-00-4

GENERAL WARRANTY DEED

THIS INDENTURE Made this 7th day of May, 2021 between Daniel P Vass and Sarah Jane Wadsworth now known as Sarah Jane Vass, husband and wife, (hereinafter referred to as "Grantor"), and Roger C Mauger , (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor in consideration of Three Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars (\$357,500.00) to them now paid by the said Grantee, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Grantee, their heirs, successors and assigns,

All that certain tract of land situate in Springfield Township and/or Borough, Montgomery County, Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 348 on the Plan of Sunnybrook Country Club, Section No. 2, made by Barton and Martin, Engineers, on May 15, 1950, formerly Lot 122, Block P on the Plan of Sunnybrook Country Club Section, made by Barton and Martin, Engineers, on April 24, 1944, as recorded in Deed Book 1106, Page 600, Montgomery County Records and being more fully bounded and described as follows to wit:

BEGINNING at a point on the Northerly side of Burton Road (50 feet wide) at the arc distance of 25.40 feet measured in a Eastwardly direction along a line curving to the left having a radius of 246.59 feet from a point of curve, said point of curve being at the distance of 133.47 feet measured South 77 degrees 18 minutes 30 seconds East from the intersection of the said Northerly side of Burton Road with the Southeasterly side of Filbert Road (50 feet wide) (both lines produced); thence from the said point of beginning and leaving said Burton Road, North 6 degrees 47 minutes 25 seconds East 67.86 feet to a point; thence North 48 degrees 20 minutes 6 seconds East 76.49 feet to a point; thence North 37 degrees 1 minute 30 seconds East 10 feet to a point; thence South 19 degrees 30 minutes 18 seconds East 120.72 feet to a point on the Northerly side of Burton Road; thence along the said Northerly side of Burton Road in a Westwardly direction along a line curving to the right having a radius of 246.59 feet the arc distance of 113.17 feet to the first mentioned point and place of beginning.

Being the same premises which Donald C. Berndt Executor of the Estate of Richard B. Berndt, deceased by Deed dated 9/23/2013 and recorded 10/1/2013 in Montgomery County in Deed Book 5891 Page 60 conveyed unto Daniel P. Vass and Sarah Jane Wadsworth, in fee.

TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, 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.
with appurtenances;

TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the Grantee, their heirs and assigns forever.

And the said Grantor, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns, that the said Grantor, 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 party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantor shall and will **GENERALLY WARRANT** and defend the Premises hereby conveyed.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals the day and year first above written.

Attest:

Daniel P Vass

Daniel P Vass

Sarah Jane Wadsworth now known as Sarah J Vass

Sarah Jane Wadsworth, now known as
Sarah Jane Vass

STATE OF Pennsylvania

County OF Montgomery

I, Anne E. Brandow, a Notary Public for the City of Philadelphia and State of Pennsylvania, do hereby certify that Daniel P Vass and Sarah Jane Wadsworth, now known as Sarah Jane Vass, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th of May, 2021.

Notary Public

My Commission Expires: December 2, 2021

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
ANNE E. BRANDOW, Notary Public
Montgomery County
My Commission Expires December 2, 2021
Commission Number 1253205

Daniel P Vass and Sarah Jane
Wadsworth now known as Sarah
Jane Vass, husband and wife

Prepared By:
Hometown Land Transfer, LLC
416 S. Bethlehem Pike, 2nd Floor
FT Washington, PA 19034

SELLER

TO

Roger C Mauger
603 Burton Rd, Oreland, PA 19075

Return To:
Hometown Land Transfer, LLC
416 S. Bethlehem Pike, 2nd Floor
FT Washington, PA 19034

BUYER

Certificate of Residence

I, Anne E. Brandow, do hereby certify that the precise residence and the complete post office address of the within named grantee is:

603 Burton Rd
Oreland, PA 19075

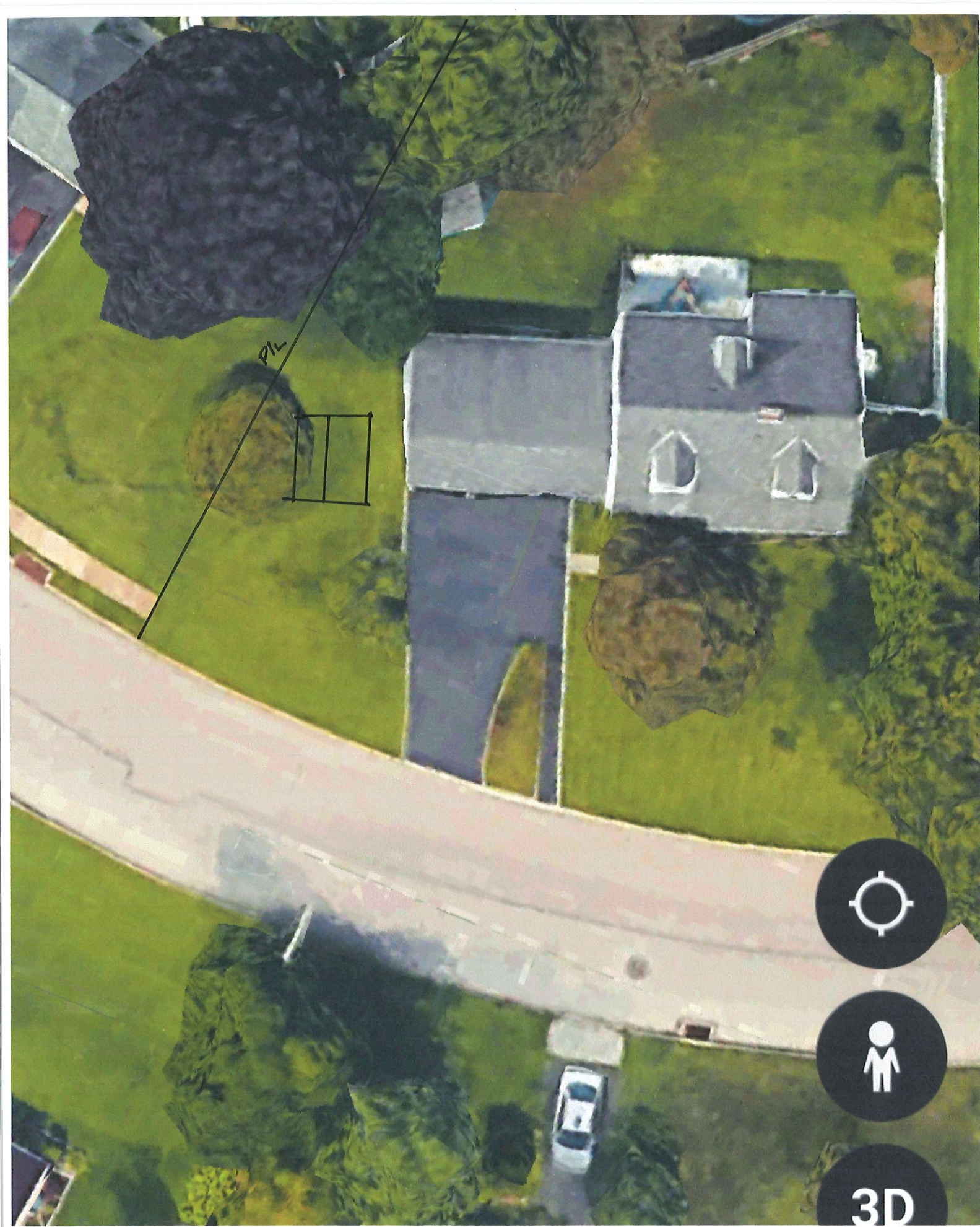
Anne E. Brandow



Burton Rd



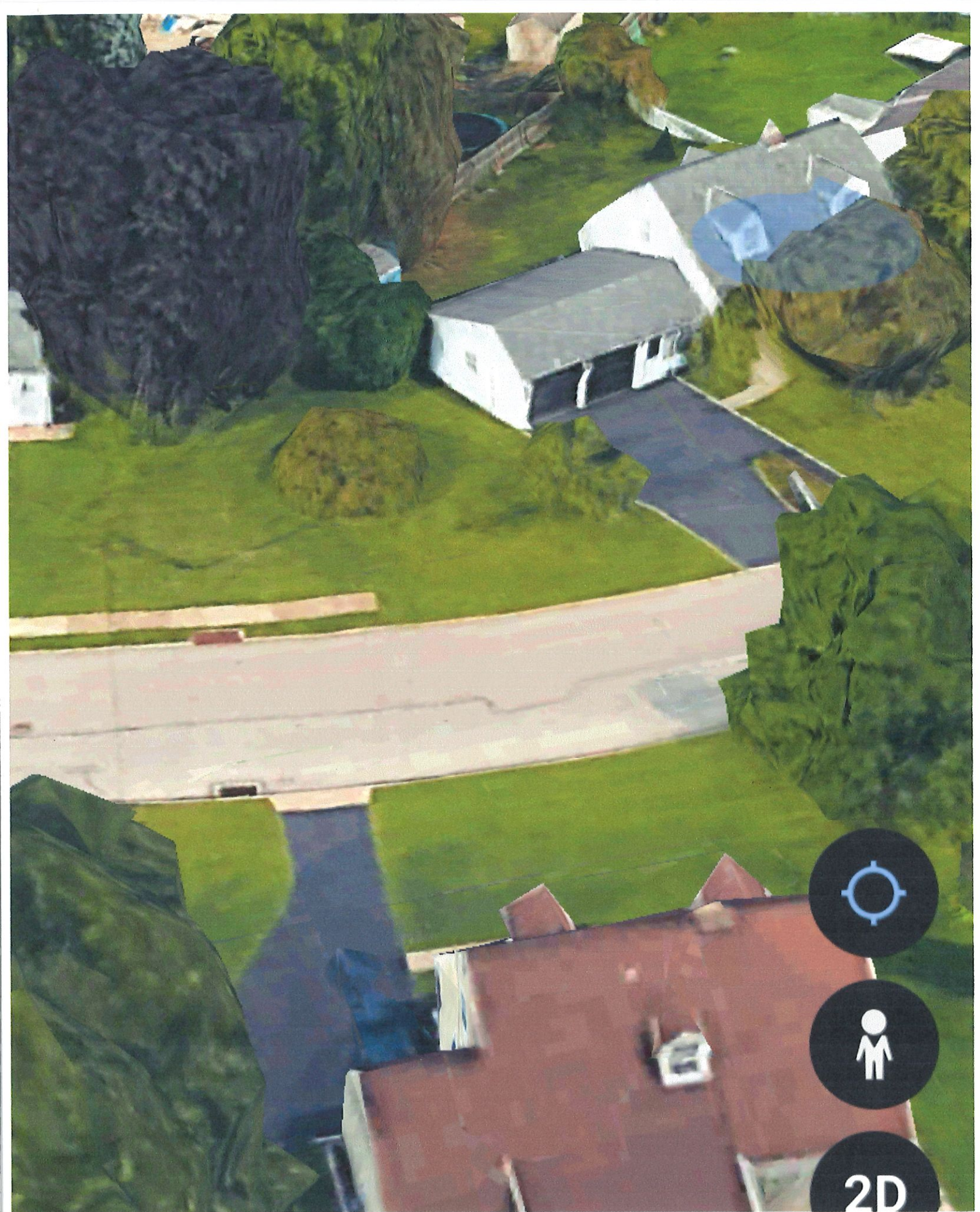




PIL



3D



2D

Section 114-131.B

Side yards.

- (1)** No building and no part of a building shall be erected within or shall project into the required side yard, except:
 - (a)** Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
 - (b)** Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (2)** 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.