



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

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Mr. Jose Antonio Luna Cortes  
1508 Mermaid Lane  
Wyndmoor, PA 19038

January 25, 2022

**Re: Zoning Hearing Board Application #21-26; for the property located at 1508 Mermaid Lane, Wyndmoor, PA 19038, also known as Parcel #5200-1162-0001.**

Dear Mr. Cortes,

This letter is sent to inform you that on Monday, January 24, 2022 after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township voted unanimously to deny your request for the operation of a wood splitting and firewood sales operation that required a use variance from Section 114-12.C.2 of the Springfield Township Zoning Ordinance. However, the Springfield Township Zoning Hearing Board recognized the existing single family dwelling as a non-conforming use within the Limited Industrial District that may also be used for the cleaning business, so long as it operates as a No-Impact Home Based Business.

The Zoning Hearing Board understands the removal of the existing firewood and the clean-up of the site may require some time. With that in mind, you are directed to work with Township Staff to establish a timeline for this work to be completed.

As explained to you at the hearing, you have the right to appeal this decision to the Montgomery County Court of Common Pleas within thirty (30) days. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

  
Mark A. Penecale

Director of Planning & Zoning

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email

Michael Taylor; Township Manager, Springfield Township