



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Vice President

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Engineer

Mr. Raymond Webb
Flourtown Swim Club
Post Office Box #155
Flourtown, PA 19031

March 1, 2022

Re: Zoning Hearing Board Application #22-01; for the property located at 1528 Bethlehem Pike, Flourtown, PA 19038, also known as Parcel #5200-0187-0067.

Dear Mr. Webb,

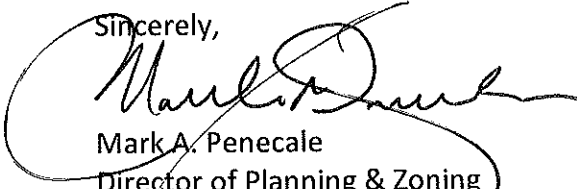
This letter is sent to inform you that on Monday, February 28, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a dimensional variance from Section 114-138.D.3 of the Springfield Township Zoning Ordinance. The Zoning Hearing Board also upheld the Zoning Officer's determination that this application is an expansion of a nonconforming use. This will allow for the construction of a 3,200 square foot pole barn style building to be erected at Flourtown Swim Club as per the plan submitted and marked as exhibit A-2 on the existing impervious tennis court. This decision is based on the testimony provided at the hearing and exhibits entered into the record for this application. This approval is subject to the following conditions:

1. The proposed building shall only be used by the Applicant in connection with its operation as a swim club, including the summer camp. No third-party use of the building shall be permitted.
2. The Applicant agrees to comply with the conditions set forth in the prior zoning decision (dated February 23, 1960) of the Springfield Township Zoning Board of Adjustment for the use of the property as a swim club, except as modified herein.
3. The applicant agrees to construct and install stormwater management improvements on the subject parcel to manage stormwater runoff from the proposed new building as deemed reasonable and appropriate by the Township Engineer.
4. The condition within the prior zoning decision (dated February 23, 1960) of the Springfield Township Zoning Board of Adjustment prohibiting competitive swim

meets past 6:00 p.m. shall be amended to allow for one swim meet per season to go beyond the 6:00 p.m. time limitation. That one swim meet must be concluded by 9:00 p.m.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Bryce McGuigan, Esq.; for Flourtown Swim Club
Joshua S. Ganz, Esq. for Flourtown Fire Company
Andrew Freimuth, Esq. for Springfield Township Board of Commissioners
Michael Taylor, Manager; Springfield Township
File Copy (2)



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Engineer

Mr. & Mrs. Nauldy Henry
8306 Cobden Road
Laverock, PA 19038

March 1, 2022

Re: Zoning Hearing Board Application #22-02; for the property located at 8306 Cobden Road, Laverock, PA 19038, also known as Parcel #5200-0414-1001.

Dear Mr. & Mrs. Henry,

This letter is sent to inform you that on Monday, February 28, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for dimensional variances from Section 114-131.B.2(b) and Section 114-131.B.2(c) of the Springfield Township Zoning Ordinance to replace your carport. This will allow for the construction of a 412 square foot carport that will be in-line with the front façade of the home where the ordinance requires that it be ten behind the front façade and be 3 feet, 7.5 inches from the side property line, where four feet is otherwise required. This decision is based on the testimony provided at the hearing and exhibits entered into the record for this application.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale
Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Manager; Springfield Township
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Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Julie L. Von Spreckelsen, Esq.
Eastburn & Gray, PC
470 Norristown Road, Suite 302
Blue Bell, PA 19422

March 1, 2022

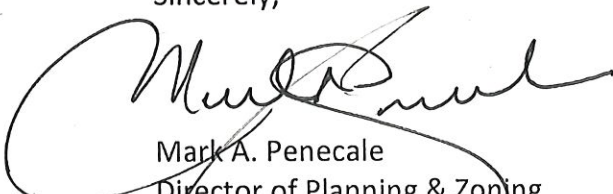
Re: Zoning Hearing Board Application #22-03, filed by William & Cathy Murphy for the vacant parcel known as #5200-0302-5019.

Dear Ms. Von Spreckelsen,

Please allow this letter to serve as formal notification that on Monday, February 28, 2022 the Zoning Hearing Board of Springfield Township, Montgomery County, Pennsylvania approved your request for a continuance on the above listed zoning hearing board application until Monday, April 25, 2022.

Please feel free to contact me directly with questions you have or in the event that that the pending application needs to be revised or withdrawn.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning
Springfield Township
215-836-7600, ext. 1114