



**Springfield Township
Zoning Hearing Board
July 25, 2022
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

**Roll Call: Ed Fox; Esq. Chairman, Zoning Hearing Board
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member
Megan McDonough; Esq., Zoning Hearing Board
James Brown; Zoning Hearing Board Alternate Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board**

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #22-03: This is the application of **William & Cathy Murphy**, owners of a vacant lot on Carolton Way, known as Parcel #52-00-03025-01-9, and located in the A – Residential District of Ward #6 of Springfield Township (“Property”). The applicants request the following relief to construct a single-family dwelling with attached garage and rear deck on the Property. (1) An appeal of the Zoning Officer’s determination that section 114-12B3.A “Regulations for Areas of Steep Slopes” is applicable to the development of the Property, based on the approved and recorded subdivision plan, or in the alternative a variance from section 114-12B3.A to permit more than 40% of the total lot area to be regraded; and (2) a variance from section 114-54.A(1) “Front Yards” to permit a 30’ front yard setback rather than the required 40’.

Case #22-13: This is the application of **Zachary & Christine Cregar**, owner of the property located at 508 Oreland Mill Road, Oreland, PA 19075, known as Parcel #5200-1270-6004. The applicants have requested a dimensional special exception to allow for the construction of a 286 square foot, single story addition, to the side of the home that will reduce the side yard setback to 0 feet and have an aggregate side yard dimension of 10 feet. The property is required to maintain one side yard of at least 10 feet and have two side yards totaling a minimum of 25 feet. The applicants

have requested a dimensional special exception from Section 114-64.B of the Springfield Township Zoning Ordinance, based on the property having 60 feet of street frontage. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

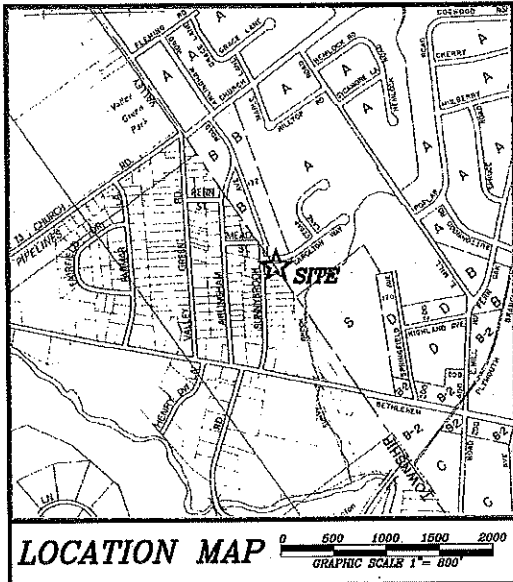
Case #22-14: This is the application of **Deepta Hiremath**, owner of the property located at 8100 Douglas Road, Wyndmoor, PA 19038, known as Parcel #5200-0497-2007. The applicant has requested a dimensional variance to allow for the construction of an 803 square foot addition to the Douglas Road façade of the home that will reduce the required 40 foot front yard to 22 feet in depth. The applicant has requested a dimensional variance from Section 114-54.A.2 of the Springfield Township Zoning Ordinance. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

Case #22-15: This is the application of **Jessica Lynch & Paul Severin**, owners of the property located at 1203 St. Clair Road, Oreland, PA 19075, known as Parcel #5200-1633-0007. The applicant has requested a dimensional variance to allow for the construction of an addition to the side of the home that will reduce the required 10 foot side yard to 7 feet, 3.75 inches in depth and reduce the aggregate side yard setback from the required 25 feet to 21 feet, 10.25 inches in depth. The applicant has requested a dimensional variance from Section 114-64.B.1 of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

Case #22-17: This is the application of **Amy & Joshua Rothstein**, owners of the property located at 7700 Orchard Way, Wyndmoor, PA, 19038, known as Parcel #5200-1257-1004. The applicants have requested a dimensional variance to allow for a six foot fence to be installed three feet from the property line adjoining Mermaid Lane instead of the required 15 foot setback. The applicants have requested a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, August 15, 2022 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038



SURVEY NOTES:

- TOTAL LOT AREA = 20,029 SF (6330 SUNNYBROOK AVE)
TOTAL LOT AREA = 17,574 SF (2106 CAROLTON WAY)
- OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY PERFORMED BY THIS OFFICE FROM VARIOUS DEEDS AND PLANS OF RECORD.
REFERENCE: TITLE INSURANCE COMMITMENT #136-01-521322 FOR 2106 CAROLTON WAY EFFECTIVE DATE 04 NOVEMBER 1998 BY LAWRENCE TITLE INSURANCE CORPORATION; PLAN OF LOTS FOR GEORGE PAD DATED 10 MAY 1947 BY C. RAYMOND WEIR; PLAN OF PROPERTY OF ARLINGHAM HILLS FOR BRAXTON CONSTRUCTION & DEVELOPMENT CO. DATED 07 SEPTEMBER 1958 AND LAST REVISED 16 FEBRUARY 1959 BY A.R. MARTIN; INFORMATION SEARCH #104771-1 FOR 6330 SUNNYBROOK AVENUE DATED 10 MAY 2001 BY ROBERT CHAPMAN ASSOC., INC.
- VERTICAL DATUM IS SPRINGFIELD TOWNSHIP SEWER DATUM. BENCHMARK IS INVERT OF SANITARY MANHOLE - ELEVATION 156.00.
- SITE DATA
THOMAS AND CATHERINE P. ROSATO
6330 SUNNYBROOK AVENUE FLOURTOWN, PA 19031
TAXMAP# M-55-60-50
PARCEL# 65-00-11428-00-3
PARCEL# 52-00-90006-00-5
WILLIAM J. AND CATHY MURPHY
2106 CAROLTON WAY FLOURTOWN, PA 19031
TAXMAP# M-52-48A-0A
PARCEL# 52-00-03025-00-1
- PROPERTY DOES NOT LIE WITHIN 100 YEAR FLOODPLAIN AS SHOWN ON FEMA INSURANCE RATE MAP #42091C0377E DATED 19 DECEMBER 1996.

SUBDIVISION NOTES:

- ZONING
LOT #1 - 'B' RESIDENTIAL DISTRICT (WHITEMARSH TWP)
REQUIRED PROPOSED
MIN LOT AREA 10,000 SF 10,334 SF
MIN LOT WIDTH (Ø BLDG SETBACK) 80 FT 81.1 FT
MIN FRONT YARD 30 FT 30 FT
MIN SIDE YARD (30'AGG) 12 FT (30'AGG) 12 FT
MIN REAR YARD 30 FT 30 FT
MAX BLDG HEIGHT 35 FT 35 FT
MAX BLDG COVERAGE 20 % 18 %
- SITE COVERAGES EXISTING PROPOSED
BUILDING COVERAGE LOT #1 1,861 SF, 10 % 1,861 SF, 18 %
LOT #2 N/A *2,534 SF, 20 %
LOT #3 1,535 SF, 8 % 1,535 SF, 10 %
* ALLOWABLE BUILDING FOOTPRINT
- OWNER / APPLICANT:
THOMAS AND CATHERINE P. ROSATO
6330 SUNNYBROOK AVENUE FLOURTOWN, PA 19031
TAXMAP# M-55-60-50
PARCEL# 65-00-11428-00-3
PARCEL# 52-00-90006-00-5
WILLIAM J. AND CATHY MURPHY
2106 CAROLTON WAY FLOURTOWN, PA 19031
TAXMAP# M-52-48A-0A
PARCEL# 52-00-03025-00-1
- PARCEL 'A' (9,695 SF) IS PORTION OF ROSATO PROPERTY TO BE CONVEYED AND HELD IN COMMON OWNERSHIP WITH PARCEL 'B' TO CREATE NEW LOT #2.
PARCEL 'B' (2,976 SF) IS PORTION OF MURPHY PROPERTY TO BE CONVEYED AND HELD IN COMMON OWNERSHIP WITH PARCEL 'A' TO CREATE NEW LOT #2.
LOT #1 IS ROSATO PROPERTY LESS PARCEL 'A'.
LOT #3 IS MURPHY PROPERTY LESS PARCEL 'B'.

- THE STEEP EMBANKMENT ALONG THE FRONTAGE OF LOT #2 WHERE IT ABUTS CAROLTON WAY ARE MAN MADE SLOPES CREATED WITH THE CONSTRUCTION OF CAROLTON WAY. SHOULD THE REMAINING SLOPES BE EXTENDED TO THE PROPERTY LINE ALONG CAROLTON WAY, AS SHOWN ON SHEET 2, THE AVERAGE LOT SLOPE WOULD BE LESS THAN 10% AND NOT REQUIRE ADDITIONAL LOT AREA AS PER CODE. REFER TO SLOPE CALCULATIONS ON SHEET 2.
- THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM SPRINGFIELD TOWNSHIP:
a) RELIEF FROM CHAPTER 95-7.E REQUIRING CROSS SECTION OF PAVING, CURBS AND WALKS;
b) RELIEF FROM CHAPTER 95-11.J, 95-11.K AND 28-7 REQUIRING APPROPRIATE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL;
c) SECTION C OF SUBMISSION CHECK LIST REQUIRING EXISTING FEATURES WITHIN 200 FEET.
WHERE NO IMPROVEMENTS ARE PROPOSED UNDER THIS APPLICATION THE APPLICANT REQUESTS THESE WAIVERS BE GRANTED.
THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM WHITEMARSH TOWNSHIP:
a) DETAILED SITE GRADING PLAN;
b) STORMWATER MANAGEMENT DESIGN AND TESTING IN COMPLIANCE WITH TOWNSHIP ORDINANCES;
c) SOILS EROSION AND SEDIMENT CONTROL DESIGN;
d) ANY APPLICABLE PERMITS WHICH MAY BE REQUIRED BY PADEP;
e) LOCATION OF EXISTING TREES TO BE REMOVED AND THE REQUIRED REPLACEMENT PLANTINGS INCLUDING STREET TREES;
f) LOCATION OF WATER SERVICE LATERAL AND PROOF OF WATER SERVICE;
g) LOCATION OF SANITARY SEWER LATERAL EXTENSION TO BUILDING;
h) PAVING RESTORATION, CURB, SIDEWALK AND OTHER MISCELLANEOUS CONSTRUCTION DETAILS AS APPROPRIATE.
- NO NEW STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE EXCEPT AS PERMITTED BY WHITEMARSH TOWNSHIP.
- APPLICANT IS NOT, AT THIS TIME, OFFERING FOR DEDICATION ANY ADDITIONAL RIGHT OF WAY ALONG SUNNYBROOK AVENUE.
- THERE ARE NO RESTRICTIONS OR COVENANTS CITED IN THE REFERENCED TITLE COMMITMENT/INFORMATION SEARCH THAT WOULD PROHIBIT SUBDIVISION OR DICTATE SETBACKS LESS THAN THAT SHOWN.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS THE 12th DAY OF JULY 2001 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PA RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED

THOMAS & CATHERINE P. ROSATO

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY ARE OWNERS OF THE DESIGNATED LANDS, SHOWN HEREON, THAT THIS PLAN IS THE OFFICIAL PLAN OF SUBDIVISION SITUATE IN THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE DULY RECORDED ACCORDING TO LAW.

Thomas Rosato
THOMAS ROSATO
Catherine P. Rosato
CATHERINE P. ROSATO
NOTARY PUBLIC MY COMMISSION EXPIRES 11/13/2004

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS THE 3rd DAY OF JULY 2001 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PA RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED

WILLIAM J. & CATHY MURPHY

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY ARE OWNERS OF THE DESIGNATED LANDS, SHOWN HEREON, THAT THIS PLAN IS THE OFFICIAL PLAN OF SUBDIVISION SITUATE IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE DULY RECORDED ACCORDING TO LAW.

William J. Murphy
WILLIAM J. MURPHY
Cathy Rosato-Murphy
CATHY ROSATO-MURPHY
NOTARY PUBLIC MY COMMISSION EXPIRES 11/13/2004

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS 11th DAY OF JULY 2001.

ATTEST:

Robert C. McElroy
SECRETARY
Robert C. McElroy
PRESIDENT
Mal W. Wild
TOWNSHIP ENGINEER
2106 CAROLTON WAY, FLOURTOWN, PA

THIS SUBDIVISION PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS 17th DAY OF JULY 2001.

William J. Murphy
CHAIRMAN
Thomas Rosato
SECRETARY

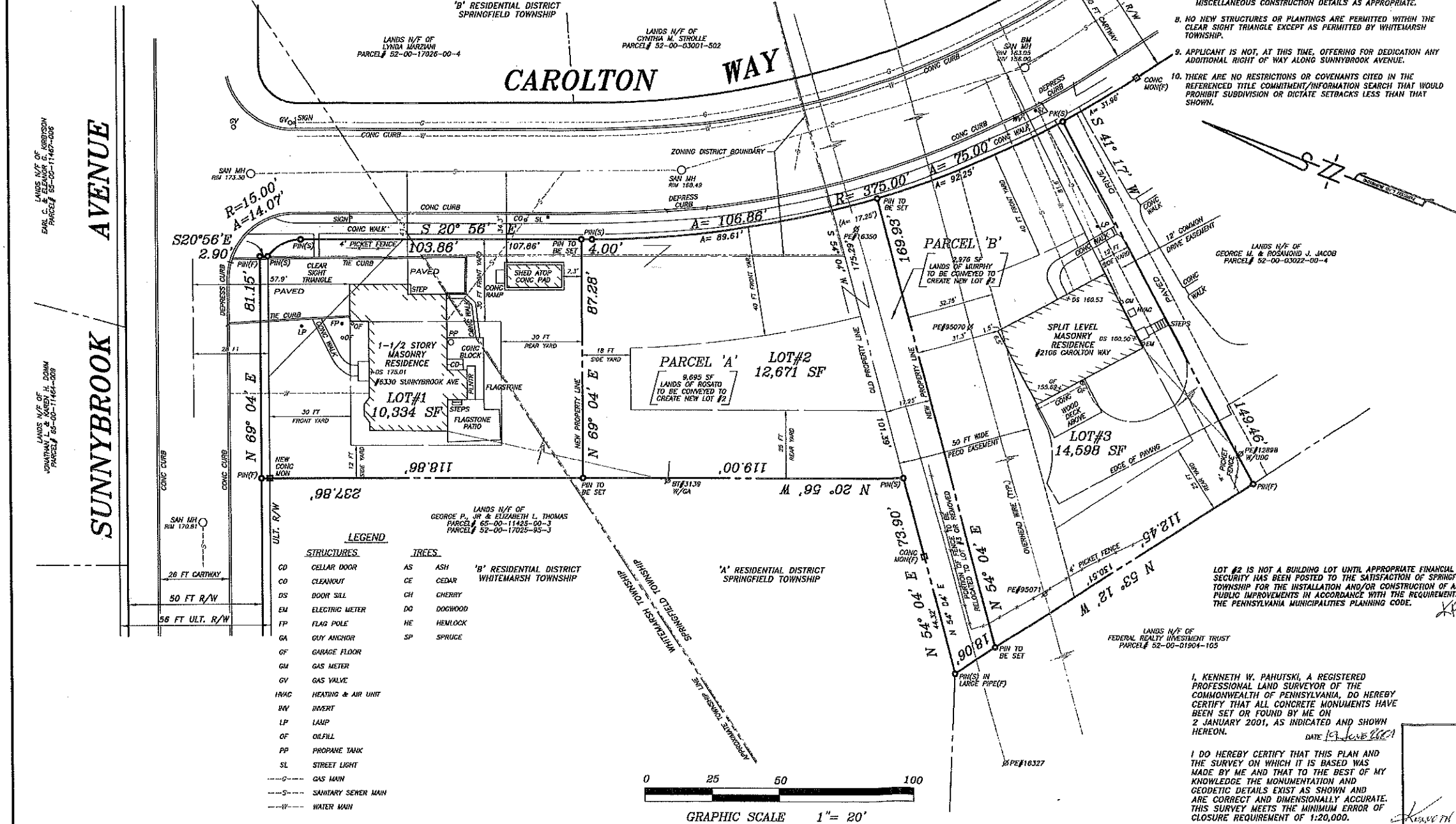
THIS SUBDIVISION PLAN WAS REVIEWED BY TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS 12th DAY OF JULY 2001.

Mal W. Wild
TOWNSHIP ENGINEER

MCPC No. **4-028-1 01-028-1**
PROCESSED AND REVIEWED.
A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

8/24/01
CERTIFIED THIS DATE: *Mal W. Wild*
SIGNATURE OF DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION



RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN HARRISTOWN, PENNSYLVANIA, IN DEED BOOK _____ PAGE _____

SIGNATURE _____ DATE _____

8 JUNE 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 15 MAY 2001
27 MARCH 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 5 FEBRUARY 2001
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ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE OF ANY PORTION OF THE CONTENTS OF THIS PLAN MAY BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF KENNETH W. PAHUTSKI, PLS.

SUBDIVISION PLAN

PREPARED FOR:
THOMAS & CATHERINE ROSATO
WILLIAM & CATHY MURPHY
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

SHEET
1 OF 2

PREPARED BY:
PAHUTSKI LAND SURVEYING
Professional Land Surveyor
500 BRADFORD ROAD
ORELAND, PENNSYLVANIA 19075
(215) 233-3822, FAX 233-4845

SCALE: 1" = 20'
DATE: 2 JAN 2001
PLAN NO.: M-52-48A-0B

ONLY THOSE PLANS WITH ORIGINAL SIGNATURE IN RED ACROSS IMPRESSION SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY THE USER.

June 28, 2022

James M. Jacquette
John J. McAneney^{2 5}

George M. Riter⁵
Scott H. Wolpert²

Catherine M. Harper
Thomas A. Boulden

Eric B. Smith

Kevin D. Birkhead^{2 3 5}
Keith T. Vernon^{1 4}

Christine M. Gordon²
Carol R. Livingood

Karen Schechter Dayno^{2 5}
Andrew W. Knox²

Kathleen M. Vermillon

Christopher M. McMonagle²
Elena M. Baylarian²

Christina M. Snyder⁵
Joseph C. Hoeffel

Chloe Mullen-Wilson
Nolan M. Finnerty

Bass W. Chadwick

SENT VIA EMAIL:

jvonspreckelsen@eastburngray.com

Julie L. Von Spreckelsen, Esquire
Eastburn and Gray
470 Norristown Road, Suite 302
Blue Bell, PA 19422

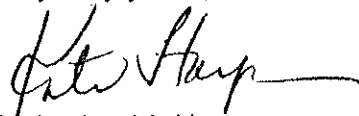
Re: Springfield Township Zoning Hearing Board Case No. 22-03,
William and Cathy Murphy
Tax Parcel No. 52-00-03025-01-9, Carolton Way, Flourtown

Dear Julie:

This letter is notice to you that the Springfield Township Zoning Hearing Board unanimously accepted your request for a continuance on behalf of the above Application and has continued the hearing to the Zoning Hearing Board's July 25, 2022 meeting agenda. The meeting starts at 7:00 p.m.

If you have any questions, please give me a call.

Very truly yours,


Catherine M. Harper

Of Counsel
Daniel A. Czaplicki⁵
Charles J. Weiss
Bernard F. Siergiej

¹ Member DC Bar
² Member NJ Bar
³ Member MD Bar
⁴ Member OH Bar
⁵ LLM Taxation

CMH/rl

cc: Carrie B. Nase-Poust, Esquire (via email: cnase-poust@foxrothschild.com)
Mark Penecale, Zoning Officer
Springfield Township Zoning Hearing Board

Catherine M. Harper

charper@timoneyknox.com

Direct T 215.540.2622 T 215.646.6000
Direct F 215.646.0379 F 215.646.5679

TimoneyKnox.com

400 Maryland Drive
P.O. Box 7544
Fort Washington, PA 19034-7544



Eastburn and Gray, PC
Attorneys at Law

A-2



Julie L. Von Spreckelsen, Esquire
470 Norristown Road, Suite 302
Blue Bell, PA 19422
Main: 215-345-7000
Direct: 215-461-1239
Fax: 215-542-9421
jvonspreckelsen@eastburngray.com

April 25, 2022

VIA EMAIL (charper@timoneyknox.com)

Catherine M. Harper, Esquire
Timoney Knox LLP
400 Maryland Drive
P.O. Box 7544
Fort Washington, PA 19034-7544

Re: Zoning Application of William J. Murphy and Cathy R. Murphy
Property: Carolton Way, Flourtown

Dear Kate:

As you are aware, I represent Applicants, William and Cathy Murphy, with regard to the above-referenced zoning application which was hand-delivered to Springfield Township on January 28, 2022 ("Application"), and which Application is scheduled for a hearing before the Springfield Township Zoning Hearing Board this evening.

I was informed today by Carrie Nase-Poust, Esquire, that she represents neighboring property owners who are in opposition to the Application. My clients, the Murphys, would like an opportunity to meet with the neighboring property owners in an effort to resolve their objections.

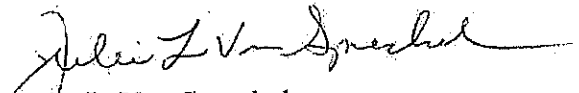
Accordingly, Applicants request a continuance of their Application scheduled for tonight's Zoning Hearing until the Zoning Hearing Board's June 27, 2022 meeting date. I unfortunately have a conflict on the night of the Zoning Hearing Board's May 23, 2022 meeting date, which is why I have requested the Application be placed on the Zoning Hearing Board's June 27, 2022 meeting agenda. Applicants waive all of the time deadlines of section 908 of the Pennsylvania Municipalities Planning Code relative to holding hearings and issuing a decision through and until July 15, 2022.

Please confirm that the Application will be continued to the Zoning Hearing Board's June 27, 2022 meeting agenda.

Catherine M. Harper, Esquire
April 25, 2022
Page 2 of 2

Thank you for your consideration.

Very truly yours,



Julie L. Von Spreckelsen

cc: Mark Penecale, Township Zoning Officer (via email mpenecale@springfieldmontco.org)
Carrie B. Nase-Poust, Esquire (via email cnase-poust@foxrothschild.com)
William and Cathy Murphy (via email)



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

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President

James M. Lee
Vice President

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Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

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Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
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, April 25, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-03: This is the application of **William & Cathy Murphy**, owners of vacant lot, known as Parcel #5200-0302-5019. The applicant has filed an appeal to the actions of the Zoning Officer and in the alternative they have requested dimensional variances from Section 114-12.B.(3)(a) and Section 114-54.A(1) of the Springfield Township Zoning Ordinance. The applicants content that the Zoning Officer erred in his interpretation of the approved Subdivision Plan as it relates to the slopes on the property and dimensional requirements of A-Residential District. The applicants content the approved plan is exempt from the steep slope requirements of the Zoning Ordinance and the proposed dwelling does not require a forty foot front yard setbacks. The property is zoned within the A-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. In addition, this information is also posted on our website @springfieldmontco.org.

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. 22-03

DATE: 1/28/2022

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We William R. Murphy and Cathy R. Murphy

(Name of Applicant)

Of (Address) 2106 Carolton Way, Flourtown, PA 19031

(Telephone No.) 215-836-0411

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.

A **variance** from the requirements set forth in Article V, Section 54, Subsection A(1), of the Springfield Township Zoning Code. X11B 12 B3
A

Other (please specify) _____

The property concerned is located at Carolton Way; tax parcel no. 52-00-03025-01-9

Block 48A, Unit 27

Petitioner's Interest in the property is legal owner

Present use of property vacant lot

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 addendum

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 # 249
\$500.00

Cathy Perate Mugh
Applicant's Signature
Cathy Perate Mugh
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

Springfield Township
Montgomery County
Received

JAN 28 2022

Community Development
Department

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

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

Application Procedures

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

summer month.

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

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

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

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

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

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

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

Filing Fees and Costs

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

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

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

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

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

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

Cathy Rosate Murphy & William J Murphy
Printed Name of Applicant

Cathy Rosate Murphy WJ Murphy 1/26/21
Applicant's Signature and Date

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD
ADDENDUM TO PETITION**

Petitioners/Owners: William J. Murphy and Cathy R. Murphy
2106 Carolton Way
Flourtown, PA 19031

Property: Carolton Way
TPN: 52-00-03025-01-9
Block 48A, Unit 27

- Requested Relief:
1. An appeal of the Zoning Officer's determination that section 114-12B3.A "Regulations for Areas of Steep Slopes" is applicable to the development of the Property based on the approved and recorded subdivision plan, or in the alternative a variance from section 114-12B3.A to permit more than 40% of the total lot area to be regraded.

 2. A variance from section 114-54.A(1) "Front yards".

To permit a 30' front yard setback rather than the required 40'.

INTRODUCTION

This petition proposes the construction of single family dwelling with attached garage and deck, which is permitted by right in the A Residential District, on an approved subdivided lot.

Petitioners/Owners William J. Murphy and Cathy R. Murphy ("Landowners") are the legal owners of a vacant parcel of land located on Carolton Way, Springfield Township ("Township"), Pennsylvania, and identified as Montgomery County tax parcel number 52-00-03025-01-9 ("Property").

Unique physical conditions of the Property include its irregular shape, slope areas, and a 17.25' wide portion of a PECO easement traversing the entire length of the eastern side of the Property. The Property is zoned A Residential District, comprises 12,671 square feet, and is vacant.

RECORDED SUBDIVISION PLAN

The Property is a Township approved subdivided lot. A copy of the approved recorded subdivision plan prepared by Pahutski Land Surveying dated January 2, 2001, consisting of sheets 1 and 2 of 2 is attached as Exhibit A ("Subdivision Plan"). Note 5 on sheet 1 of the Subdivision Plan states that slopes along the frontage of the Property are man-made and were created by the construction of Carlton Way. Note 5 refers to sheet 2 of the Subdivision Plan which states that the average slope of the Property prior to the construction of Carlton Way was 6.8% but that after the construction of Carlton Way, which resulted in the placing of man-made slopes on the Property, the average slope of the Property increased to an estimated 11.8%. Note 5 states that because the increase in average slope area resulted from the man-made slopes caused by the construction of Carlton Way, the Property was not required to add lot area per the Code (section 114-12B3.A).

PROPOSED DEVELOPMENT AND ZONING OFFICER'S DETERMINATION

Landowner proposes the construction of a single family dwelling with attached garage and rear deck. A single family dwelling use is permitted by right in the A Residential District, and the proposed development meets all of the dimensional and bulk

criteria of the Zoning Ordinance, including building area, except for the front yard setback for which Landowner requests a variance.

Based upon the approved and recorded Subdivision Plan, Landowners assert that Zoning Ordinance section 114-12B3.A is not applicable to the proposed development because that section applies to lots that have an average slope of at least 10%. As stated on the approved and recorded Subdivision Plan the Property had an average slope of 6.8% but because of the construction of Carlton Way causing additional man-made slopes on the Property, the average slope was increased to an estimated 11.8%. [Updated calculations confirm that the average slope was increased to 11%, not the estimated 11.8%, as shown on the Zoning Plan that is included with this application submission.] Zoning Ordinance section 114-12B3.A requires a lot with between 10% and 15% average slope to be increased in lot area by a factor of 1.3. Note 5 specifically states that the subdivision was not required to comply with that zoning provision and that additional lot area was not required.

Zoning Ordinance section 114-12B3.A also provides that for a lot having an average slope between 10% and 15%, no more than 40% of the total lot area shall be regraded and/or stripped of vegetation. Again, but for the man-made slopes placed on the Property from the construction of Carlton Way the Property has an average slope of 6.8% which does not meet the threshold of 10% required for Zoning Ordinance section 114-12B3.A to be applicable, which is consistent with Note 5 on the approved recorded Subdivision Plan. The Zoning Officer in his email dated January 21, 2022 made a determination to the contrary, attached as Exhibit B ("Zoning Officer's Determination"), and thus Landowners appeal the Zoning Officer's Determination.

REQUESTED RELIEF

Landowners appeal the Zoning Officer's Determination and request the variances, as outlined above, from the Springfield Township Zoning Ordinance ("Zoning Ordinance") to permit construction of a single-family dwelling with attached garage and rear deck at the Property.

Landowners are entitled to the requested zoning relief for the following reasons:

(1) When the Subdivision Plan was approved and recorded in 2001, Zoning Ordinance section 114-12B3.A was determined not to be applicable because the average slope on the Property was increased due to the construction of Carlton Way causing placement of additional man-made slopes on the Property. For Zoning Ordinance Section 114-12B3.A to be applicable, a threshold of 10% average slope must be met. Per the approved recorded Subdivision Plan, the Property, without the additional man-made slopes from the construction of Carlton Way has an average slope of 6.8%, thus not meeting the 10% threshold required for Zoning Ordinance section 114-12B3.A to be applicable. Landowners appeal of the Zoning Officer's Determination that the 40% limitation on lot regrading is applicable, must be granted.

(2) In the alternative, if it is determined that the provision of Zoning Ordinance section 114-12B3.A limiting regrading of the Property to 40% is applicable, Landowners request a variance from this provision. Compliance with the Zoning Ordinance requirement limiting regrading of the Property to 40% renders the Property unbuildable. The building envelope would only be approximately 650 square feet. Landowners proposed development meets all of the bulk and dimensional requirements of the Zoning

Ordinance, including building area, except for front yard setback for which a variance is requested.

(3) As stated above, the Property has unique physical conditions, including an irregular shape, in part caused by the curvature of Carolton Way, slope areas, and the PECO easement traversing the Property. These unique physical conditions limit the available building area necessitating the variance request to allow a 30' front yard setback rather than the required 40' front yard setback. Only a small portion of the proposed development is within the 40' yard setback.

(4) There will be no adverse impact on the community and the requested variances, if granted, will not alter the essential character of the neighborhood nor will such variances substantially or permanently impair the appropriate use or development of adjacent parcels. The single family dwelling directly across Carolton Way from the Property has a 30' front yard setback.

(5) The variances requested represent the minimum variances that will afford relief and represent the least modification possible of the regulations in issue.

(6) The variances requested meet the standards set forth in section 910.2(a) the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10910.2(a) and section 114-165.A and B. "Special exceptions and variances" of the Zoning Ordinance.

EXHIBIT "A"

②
15.00
15.50
5.00
2.00

DEED

This Indenture made the 15th day of September in the year of our Lord, two thousand and one (2001)

Between, **Thomas Rosato and Catherine P. Rosato, husband and wife** (hereinafter called the Grantors) parties of one part,

AND

William Murphy and Cathy Rosato Murphy, husband and wife (hereinafter called the Grantees) parties of the other part,

WITNESSETH that the said Grantors for and in consideration of the sum of One and 00/100 (\$1.00) Dollar, 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 thereof, 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, their heirs and assigns, as tenants by the entireties.

"SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION"

REGISTERED

9/28/01
75.00
29

BEING known as Lot No. 2 on said Plan.

BEING COUNTY PARCEL NO. 52-00-03025-019 (N.)

BEING PART OF THE SAME PREMISES WHICH Ronald E. Hurst and Catherine T. Hurst, his wife, by deed dated August 10, 1981 and recorded December 1, 1981 in the office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4669, Page 1032, granted and conveyed unto Thomas Rosato and Catherine P. Rosato, husband and wife, in fee.

ALSO BEING PART OF THE SAME PREMISES WHICH William Murphy and Cathy Rosato Murphy, husband and wife, by deed dated _____ and recorded even date herewith in the office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania, granted and conveyed unto Thomas Rosato and Catherine P. Rosato, husband and wife, in fee.

REALTY TRANS. TAX PAID
STATE -0-
LOCAL -0-
PER <i>ll</i>

01 SEP 28 AM 9:51

PAHUTSKI LAND SURVEYING

Professional Land Surveyor

500 BRADFORD ROAD
ORELAND, PA 19075-2411
(215) 233-3822



2 July 2001

Description of Property

For

LOT #2

Springfield Township, Montgomery County
Pennsylvania

All that certain lot or parcel of land, situated in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Thomas & Catherine Rosato and William & Cathy Murphy dated 2 January 2001 and last revised 6 June 2001 as prepared by Pahutski Land Surveying.

Beginning at a point on the southwesterly side of Carolton Way (50 feet wide), said point being 103.86 feet measured along the southwesterly side of Carolton Way South 20 degrees 56 minutes East from a Pin set at a point of tangent, said last mentioned point being at the arc distance of 14.07 feet measured along the same along the arc of a circle curving to the right having a radius of 15.00 feet from a point of curve, said last mentioned point being 2.90 feet measured along the same South 20 degrees 56 minutes East from a Pin found on the southerly side of Sunnybrook Avenue (50 feet wide); Thence from said **POINT OF BEGINNING** along the southwesterly side of Carolton Way, South 20 degrees 56 minutes East 4.00 feet to a Pin set at a point of curve; Thence along the same, along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 106.86 feet to a point, a corner; Thence along lands of Lot #3 and in and through a certain 50 feet wide Peco Easement as shown on said plan, South 54 degrees 04 minutes West 169.93 feet to a point, a corner; Thence along lands now or formerly of Federal Realty Investment Trust; North 53 degrees 12 minutes West 18.06 feet to a Pin set in a large Pipe found, a corner; Thence along lands now or formerly of George P., Jr. and Elizabeth L. Thomas, North 54 degrees 04 minutes East 73.90 feet a Pin set, a corner; Thence along the same, North 20 degrees 56 minutes West 119.00 feet to a point, a corner, Thence along lands of Lot #1, North 69 degrees 04 minutes East 87.28 feet to the first mentioned point and place of beginning.

Containing 12,671 square feet being the same more or less.

Being Lot #2 on the above referenced plan.

THIS IS A TRANSFER FROM PARENTS TO DAUGHTER AND HUSBAND AND IS THEREFORE TRANSFER TAX EXEMPT.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim, and demand whatsoever of the 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 herein with the buildings and improvements thereon erected, the 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, their successors, heirs, executors and administrators do covenant, promise and agree to and with the said Grantees, their heirs and assigns by these presents, that the said Grantors, their heirs and successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, their heirs and assigns against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will WARRANT and forever DEFEND.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA

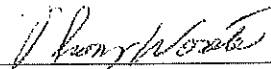
- REGISTERED -

DATE 9/27/01 NO.

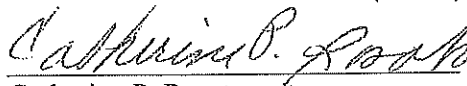
Mark Ewald
TOWNSHIP ENGINEER

IN WITNESS WHEREOF the undersigned Grantors have executed this Deed the Day and year first above written.

WITNESS:



Thomas Rosato
(SEAL)



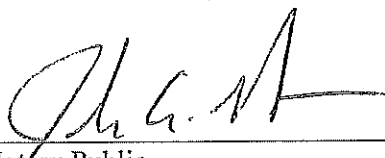
Catherine P. Rosato
(SEAL)

COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 25th day of SEPTEMBER, 2001, before me a Notary Public, the undersigned officer personally appeared Thomas Rosato and Catherine P. Rosato, 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 THEREOF, I have hereunto set my hand and official seal.

My Commission Expires:



Notary Public

Notarial Seal
John A. Novarina, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires May 23, 2005
Member, Pennsylvania Association of Notaries

DEED

Thomas Rosato and Catherine P. Rosato

TO

William Murphy and Cathy Rosato Murphy

The residence of the within-named grantee is:

2106 CAROLTON WAY
FLOURTOWN, PA 19031

Dallys Settlement Services
725 Skippack Pike, Suite 340
Blue Bell, PA 19422
(215)646-3400

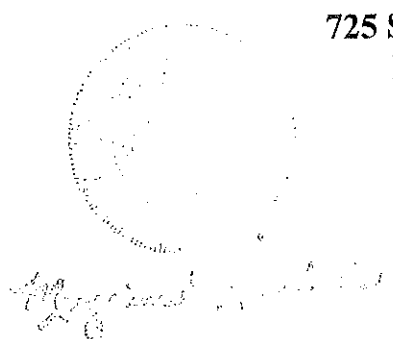
A faint circular stamp is visible on the left side of the lower section, partially overlapping a handwritten signature. The signature appears to be "Dallys Settlement Services" written in cursive.

EXHIBIT "B"



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
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, July 25, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-13: This is the application of **Zachary & Christine Cregar**, owner of the property located at 508 Oreland Mill Road, Oreland, PA 19075, known as Parcel #5200-1270-6004. The applicants have requested a dimensional special exception to allow for the construction of a 286 square foot, single story addition, to the side of the home that will reduce the side yard setback to 0 feet and have an aggregate side yard dimension of 10 feet. The property is required to maintain one side yard of at least 10 feet and have two side yards totaling a minimum of 25 feet. The applicants have requested a dimensional special exception from Section 114-64.B of the Springfield Township Zoning Ordinance, based on the property having 60 feet of street frontage. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

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

Springfield Township
Montgomery County
Received

MAY 31 2022

Community Development
Department

NO. 22-13

DATE: 5/31/22

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Zachary & Christine Cregar
(Name of Applicant)

Of (Address) 508 Oreland Mill Road, Oreland PA 19075

(Telephone No.) 484-881-1331

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 in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 64,
Subsection (B)(1) of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 508 Oreland Mill Road, Oreland PA 19075

Parcel # 52-00-12706-00-4

Petitioner's Interest in the property is Owner

Present use of property Residential - 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.

Please see attached Explanation of Petition and exhibits.

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 # 22-13
Check # 1188
\$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.

ZACHARY CREGAR

Printed Name of Applicant

 5/31/22

Applicant's Signature and Date

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

EXPLANATION OF PETITION

PETITIONERS' SUPPLEMENTAL EXPLANATION

Explanation of the Petition:

This petition, filed by Zachary & Christine Cregar, owners and applicants for the residential property located at 508 Oreland Mill Road, Oreland, PA 19075, known as Parcel # 52-00-12706-00-4 (hereinafter "Petitioners") seek relief for a variance from Springfield Township Zoning Hearing Board for a proposed porch or three-seasons room (hereinafter the "Porch") to be constructed and attached to the single-family dwelling. The property is zoned within B-Residential District of Ward 3 of Springfield Township.¹

Specific details on the nature of the Petition:

The Petitioners are currently undertaking a project to construct additional living space in their single-family home. As part of this project, the Porch will be constructed with a vaulted roof and extend away from the dwelling on the side yard which is oriented to the north of the dwelling.

The plans call for the Porch to extend to the Petitioners' property line shared with the property located at 506 Oreland Mill Road, and will sit within the width dimensions of an existing patio, which in its current state is a concrete slab surrounded by wood fencing.² The patio and fencing were in place prior to the Petitioners' purchase of the property in November 2009.

The porch will be constructed above an existing concrete patio which is twenty feet length by eleven feet width (20' x 11') in dimension and currently bordered by wood fencing extending to the side property line. The side yard running along the side of the dwelling is thirty-four feet by eleven feet (34' x 11'). The Porch will be twenty-six feet by eleven feet (26' x 11') in dimension. Therefore, the Porch will provide increased distance to the property line occupied by the concrete patio and fence, while the side yard, located in front of the Porch measuring eight feet by eleven feet (8' x 11'), will remain open. The Porch will not create any additional imperious surface area, as the driveway already leads directly up to the current concrete patio.

The Porch will be constructed of wood framing with vinyl siding. The asphalt roof and siding on the Porch will be installed simultaneously with the siding and roofing on the dwelling, and will match in color and materials, creating a seamless continuation from the house to the Porch. The eaves and gutters on the Porch will extend over the front and back of the Porch, with no eaves or gutters facing the Petitioner's neighbor at 506 Oreland Mill Road.

¹ Copy of the Petitioners' deed attached hereto as Exhibit A.

² Architectural drawings of the proposed porch, along with drawings of the existing patio, are attached hereto as Exhibit B.

The owners of the property adjacent to the Porch, located at 506 Oreland Mill Road, as well as neighbors in the vicinity, support the Petitioners' petition for variance.³

Because the current patio is already bordered by fencing, the appearance of the Porch's size will only deviate slightly from the current height of the fencing of the side yard and patio. As evidenced by the support of the neighbors, the Porch will instead create a much needed update to the current concrete slab patio/fencing, and will provide the Petitioners' property with a more appealing aesthetic.

Finally, there is precedent, either formally or informally, via the widespread acceptance of such porches in Springfield Township, and Oreland specifically, as indicated by the attached photographs.⁴ Springfield Township already has numerous porch structures of various designs, dimensions and materials, that appear to deviate from Springfield Township Zoning Code, Section §114-64(B)(1), pertaining to the size of side yards. These porch structures are located within a ½ mile radius of Petitioners' property, are within the same B Residential zone within Ward 3.

Pertinent code sections, lot and setback criteria

The statutory guidelines, outlined in Section 114-165 of the Township Zoning Code, have been met. Pertinent code section:

Article VI B Residence District

§ 114-64 Yards.

...

B. Side yards.

- 1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.

³ Evidence of support for the petition for variance will be presented by Petitioners at the Zoning Board Hearing.

⁴ Photographs of porches abutting property lines in Oreland, Springfield Township attached hereto as Exhibit C.

Relief being requested:

Petitioners seek relief from Springfield Township Zoning Code, Section §114-64(B)(1), pertaining to the size of side yards, and permission by the Zoning Hearing Board to proceed with the Porch construction.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA
- REGISTERED -
DATE 12/11/09 NO. 120561
Greg & Christine

Deed

UPI # 52-00-12706-00-4

Michael E. Wilkin and Megan Wilkin, joins
herein to relinquish her marital interest

TO

Zachary D. Cregar and Christine C. Cregar

Greater Montgomery Settlement
Services, LLC
790 Penllyn Pike
Ste. 202
Blue Bell, PA 19422
Phone 215-641-8000

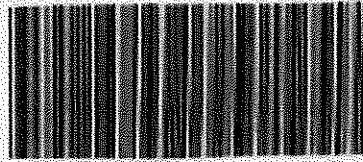
6981H



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5751 PG 02530 to 02535
INSTRUMENT #: 2009123909
RECORDED DATE: 11/30/2009 08:51:20 AM



1133273-0013H

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 1031393 - 2 Doc(s)
Document Date: 11/12/2009	Document Page Count: 5
Reference Info:	Operator Id: cclark
RETURN TO: (Simplifile) Greater Montgomery Settlement Services, LLC 790 Perittyn Pike Suite 202 Blue Bell, PA 19422 (215) 641-8000	SUBMITTED BY: Greater Montgomery Settlement Services, LLC 790 Perittyn Pike Suite 202 Blue Bell, PA 19422 (215) 641-8000

* PROPERTY DATA:
Parcel ID #: 52-00-12706-00-4
Address: 508 ORELAND MILL RD

PA
19075
Municipality: Springfield Township (100%)
School District: Springfield

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:	\$295,000.00
TAXABLE AMOUNT:	\$295,000.00
FEES / TAXES:	
Recording Fee Deed	\$51.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$2,950.00
Springfield Township RTT	\$1,475.00
Springfield School District RTT	\$1,475.00
Total:	\$5,955.50

DEED BK 5751 PG 02530 to 02535
Recorded Date: 11/30/2009 08:51:20 AM

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.

EXHIBIT A

Prepared By and Return To:

Greater Montgomery Settlement Services, LLC

790 Penllyn Pike, Suite 202

Blue Bell, PA 19422

File No. GMSS6981H

UPI # 52-00-12706-00-4

This Indenture, made the 12th day of November, 2009.

Between

**MICHAEL E. WILKIN AND MEGAN WILKIN JOINS HEREIN TO
RELINQUISH HER MARITAL INTEREST**

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

ZACHARY D. CREGAR AND CHRISTINE C. CREGAR

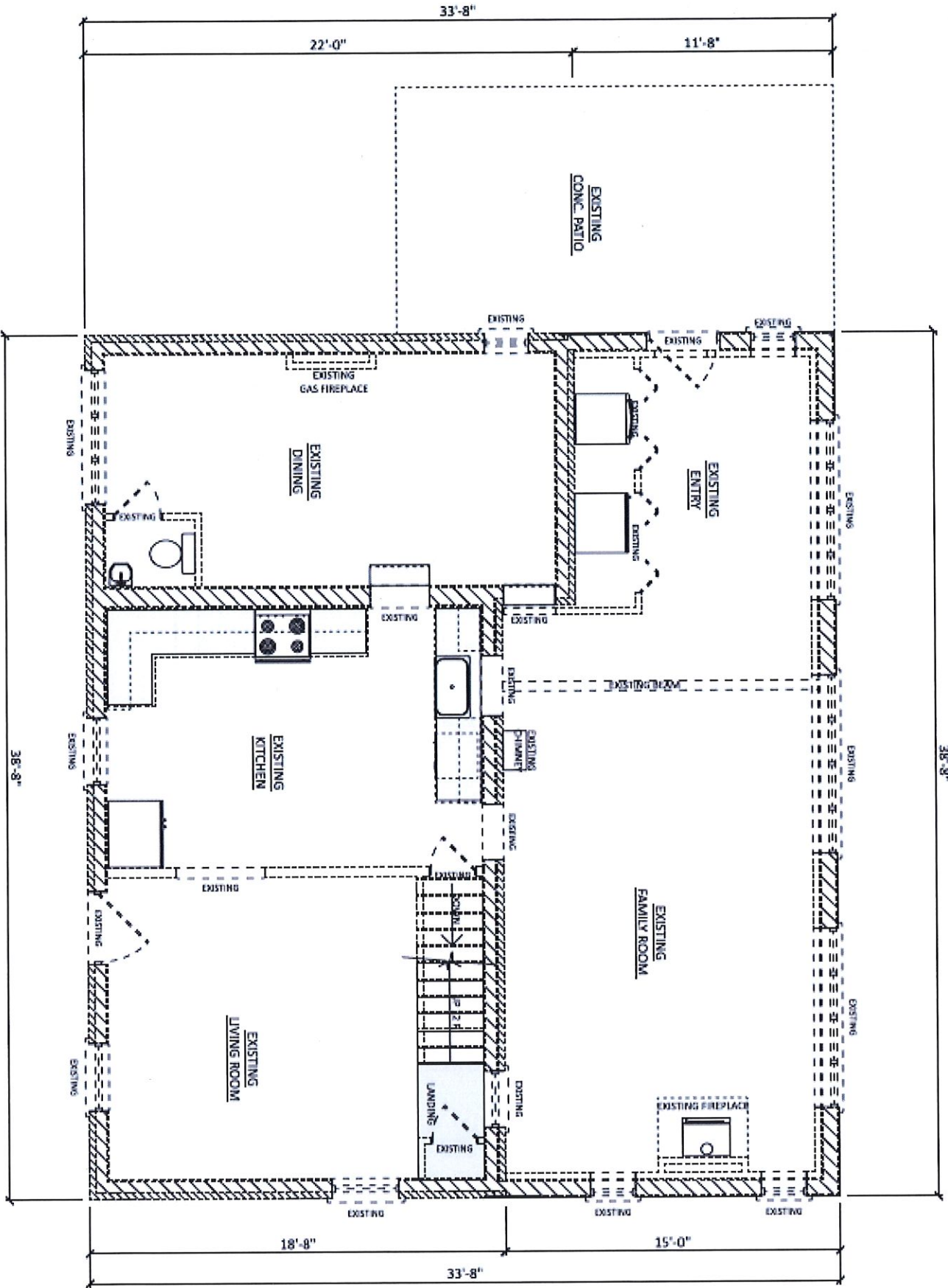
(hereinafter called the Grantees), of the other part.

Witnesseth, that the said Grantors for and in consideration of the sum of **Two Hundred Ninety Five Thousand Dollars 00/100 (\$295,000.00)** 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 with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania, described in accordance with a Plan of Enfield Tract No. 1, made by Barton and Martin, Civil Engineers of Philadelphia, Pennsylvania, dated April 30, 1940 and revised August 28, 1940, as follows, to wit:

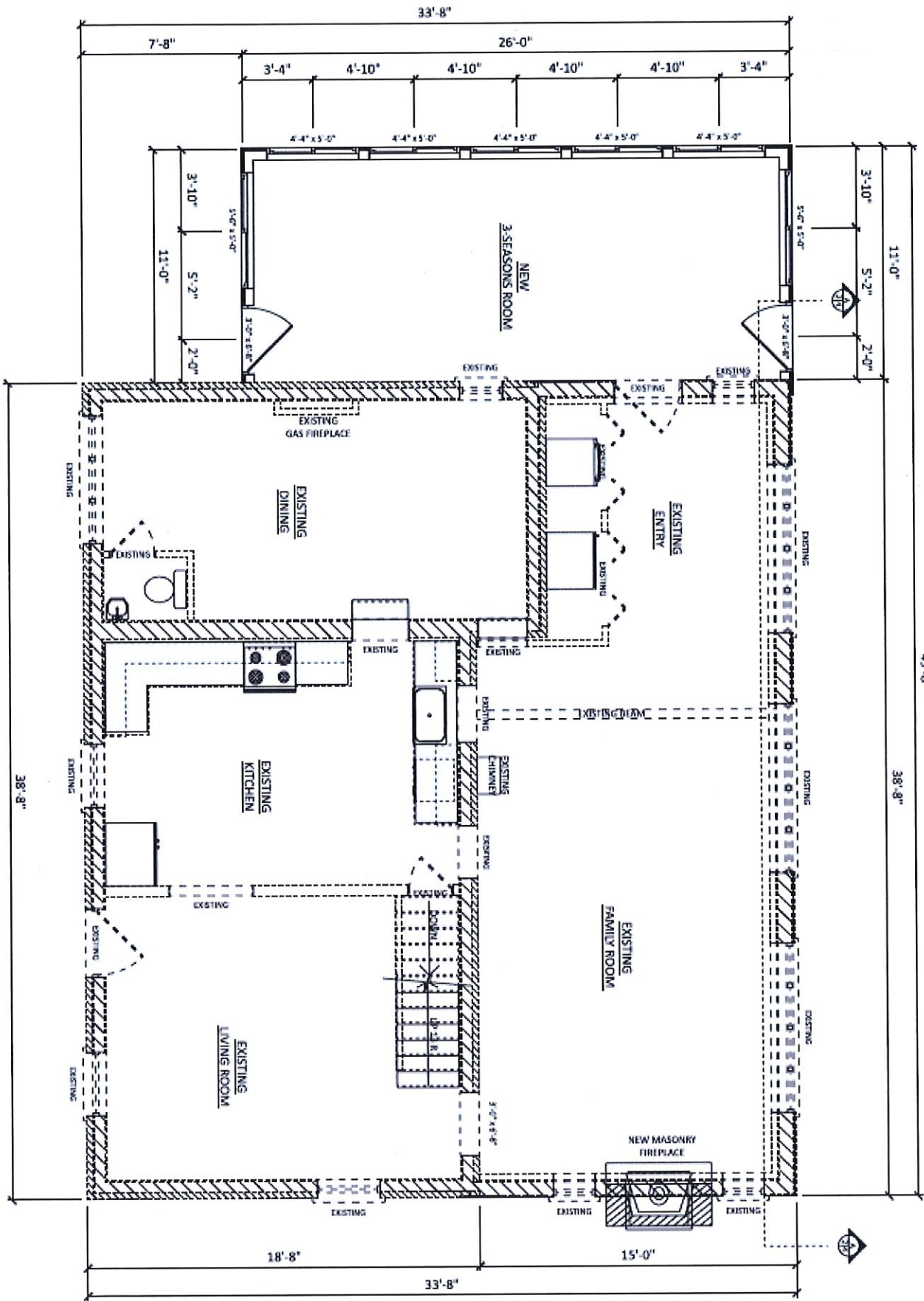
BEGINNING at a point on the Northeast side of Oreland Mill Road (41.5 feet wide) at the distance of 71.20 feet measured South 14 degrees 24 minutes East along the Northeast side of Oreland Mill Road from an angle therein, which angle is at the distance of 185.38 feet measured South 16 degrees 8 minutes East, along the Northeast side of Oreland Mill Road from a point of curve, which curve bearing to the right with a radius of 10 feet and an arc distance of 15.71 feet connects the Northeast side of Oreland Mill Road with the Southeast side of Barclay Road (50 feet wide).

EXHIBIT A

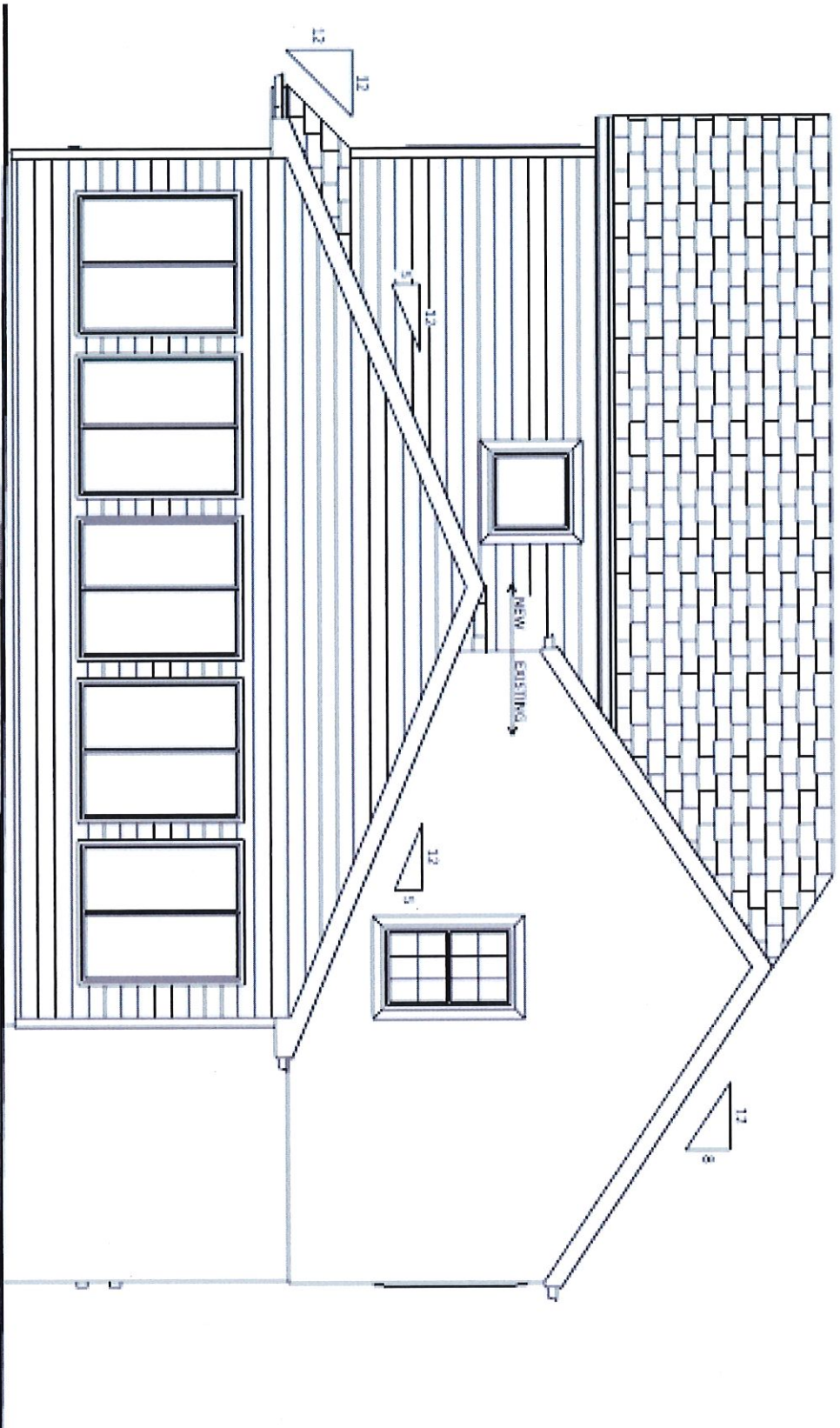


EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

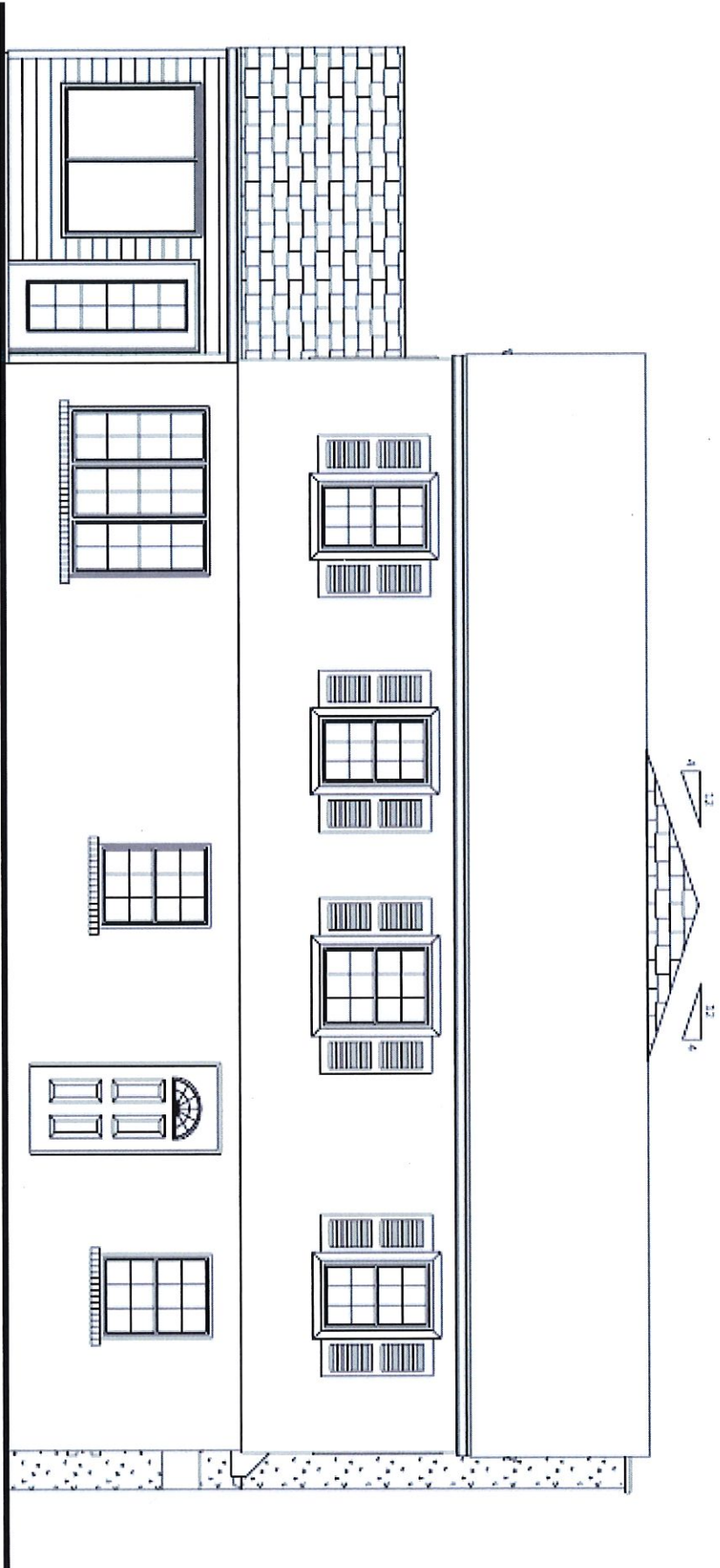


NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



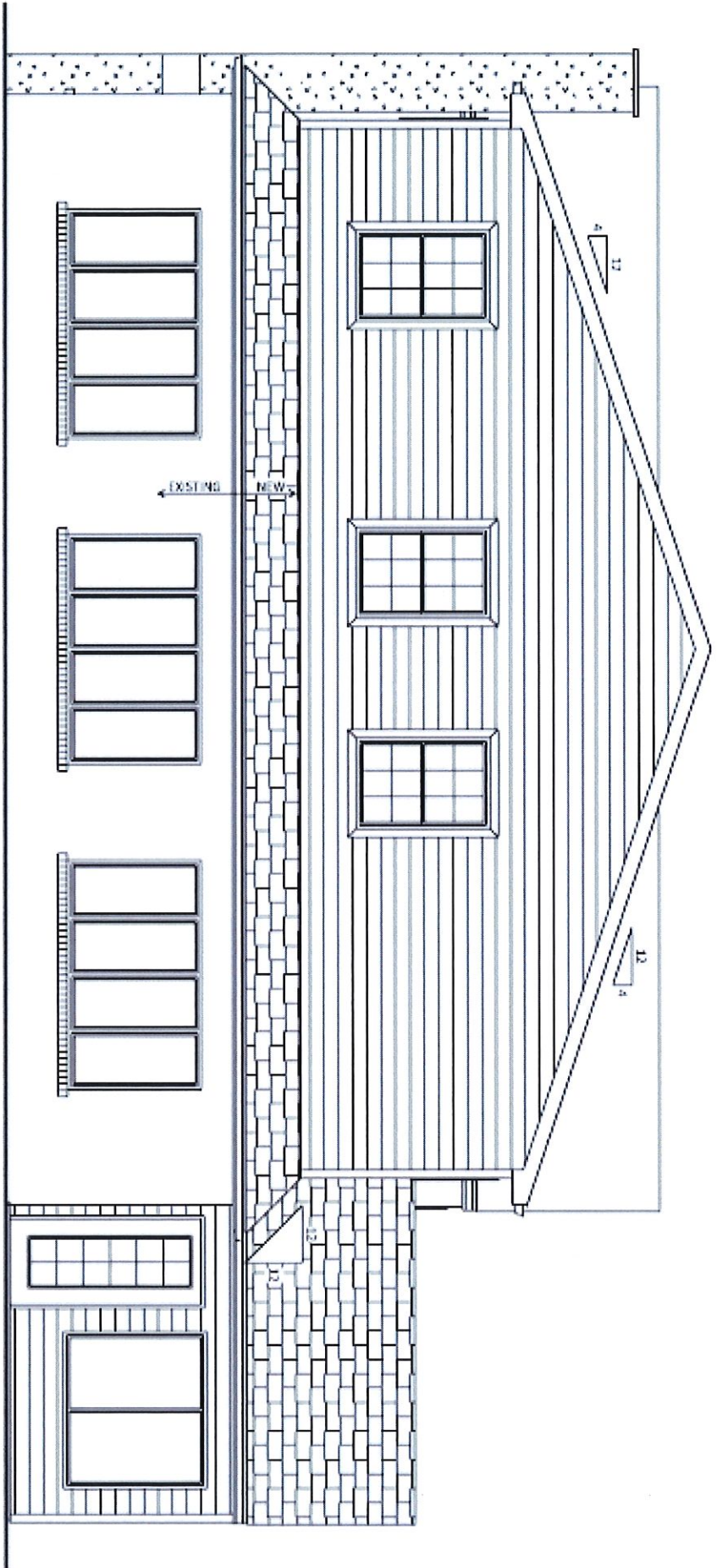
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



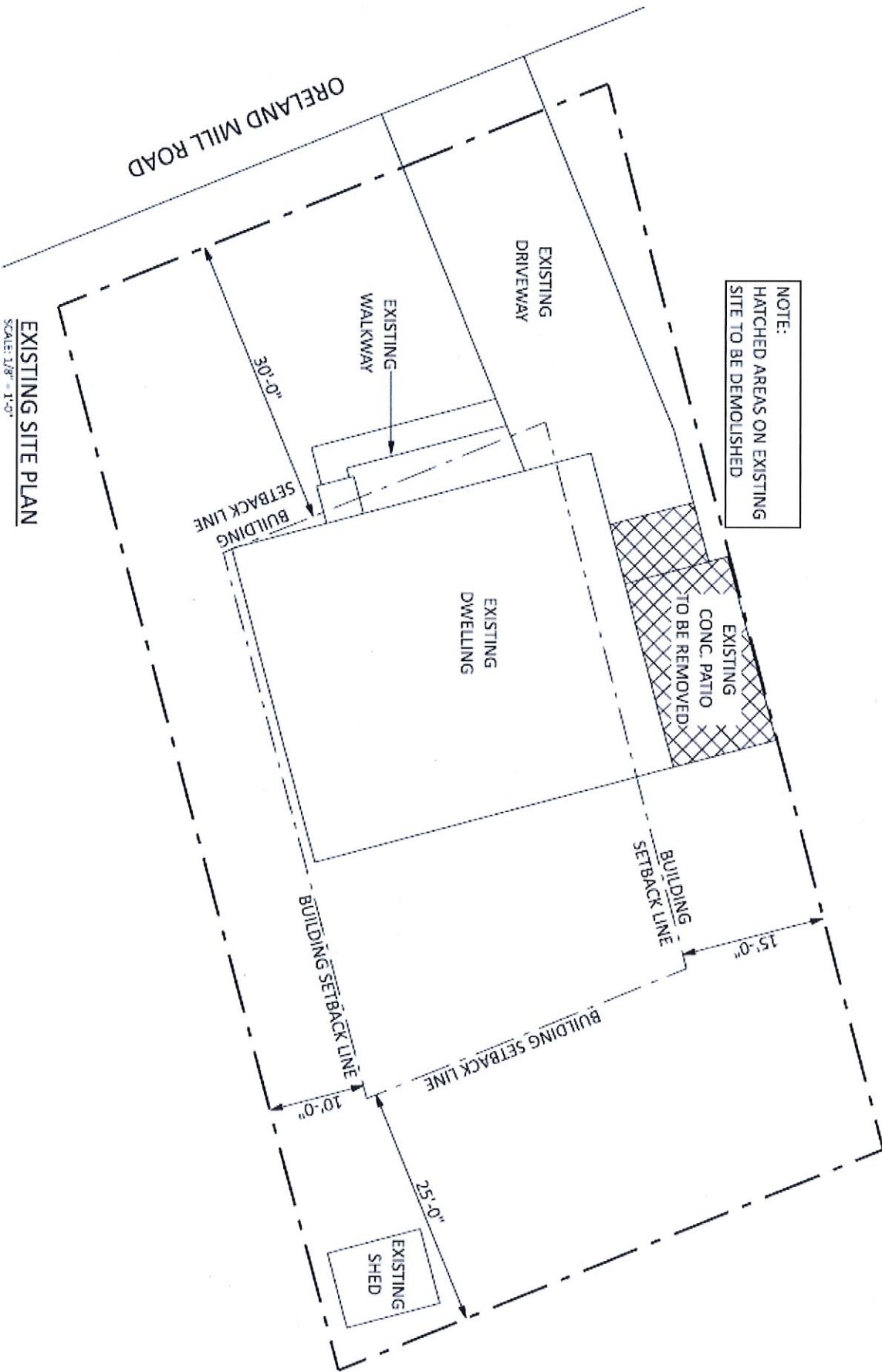
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

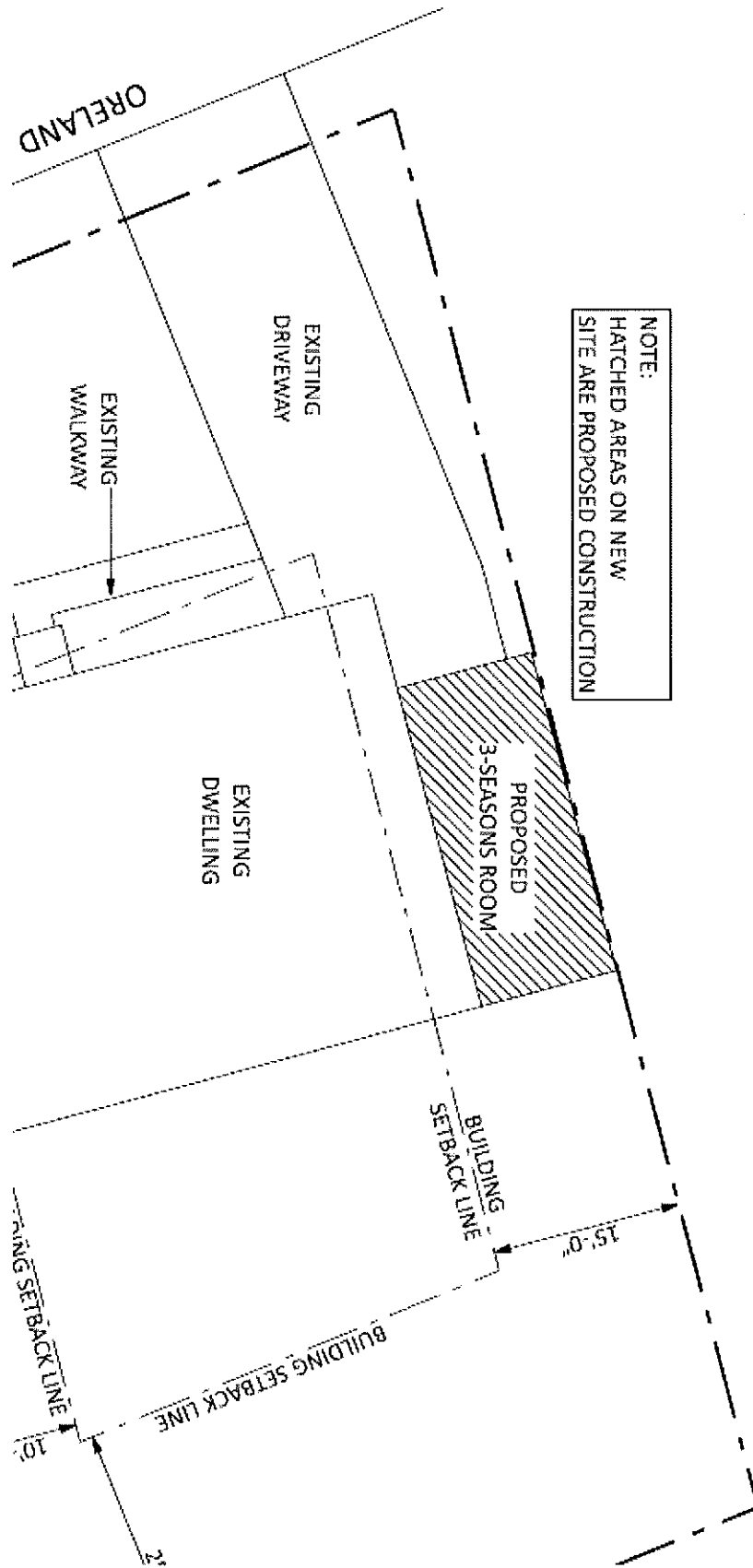
SCALE: 1/4" = 1'-0"



NOTE:
HATCHED AREAS ON EXISTING
SITE TO BE DEMOLISHED

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT B



NOTE:
HATCHED AREAS ON NEW
SITE ARE PROPOSED CONSTRUCTION

Exhibit C
Springfield Township, Ward 3, B-Residential
Side Yard Porch Examples – Per Section 114-64(B)(1) of Springfield Township Zoning Code

Example 1: 322 Garth Rd, Oreland, PA 19075

Link: <https://goo.gl/maps/SNd6apmVmJfEvKrU9>

Aerial View & Street View:

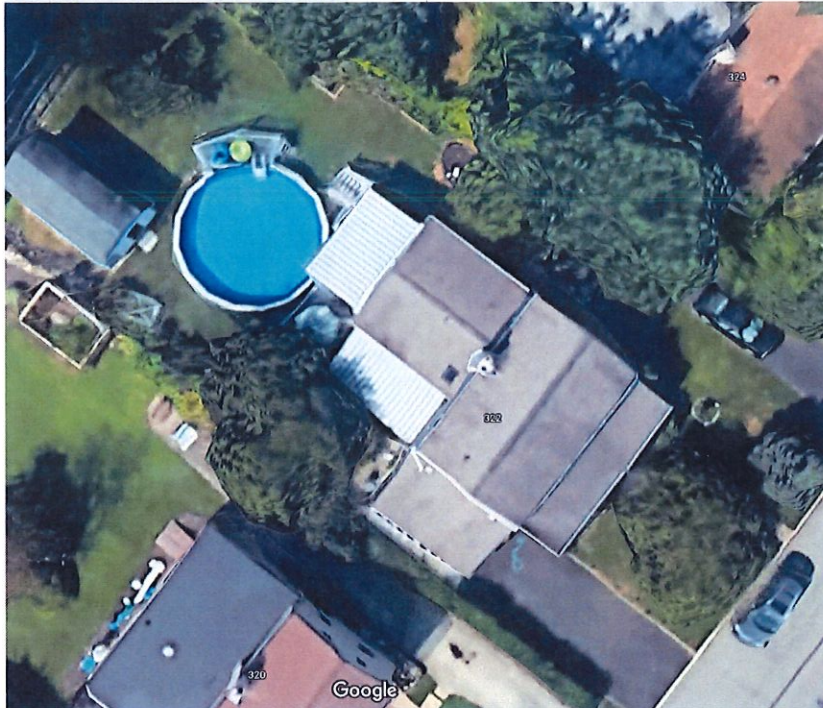


Exhibit C
Springfield Township, Ward 3, B-Residential
Side Yard Porch Examples – Per Section 114-64(B)(1) of Springfield Township Zoning Code

Example 2: 312 Garth Rd, Oreland, PA 19075

Link: <https://goo.gl/maps/t8Mvg3w6WG1qUSK86>

Aerial View & Street View:

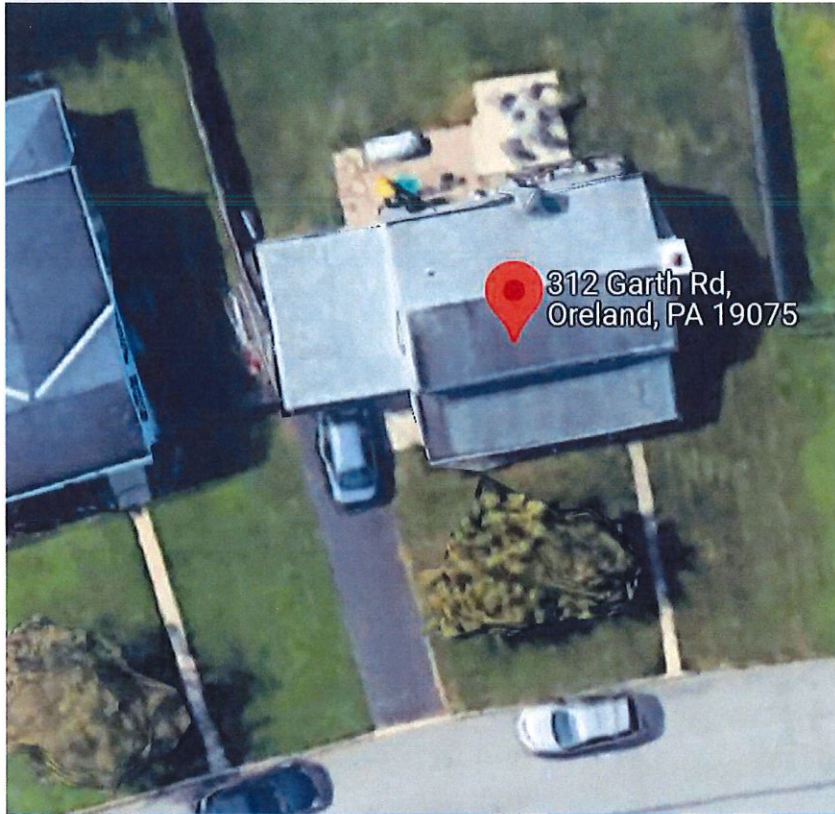


Exhibit C
Springfield Township, Ward 3, B-Residential
Side Yard Porch Examples – Per Section 114-64(B)(1) of Springfield Township Zoning Code

Example 3: 310 Garth Rd, Oreland, PA 19075

Link: <https://goo.gl/maps/XVHdC4sE9BbNZQWU7>

Aerial View & Street View:



Exhibit C
Springfield Township, Ward 3, B-Residential
Side Yard Porch Examples – Per Section 114-64(B)(1) of Springfield Township Zoning Code

Example 4: 229 Allison Rd, Oreland, PA 19075
Link: <https://goo.gl/maps/PnuVZSjJbt3cWePm9>
Aerial View & Street View:

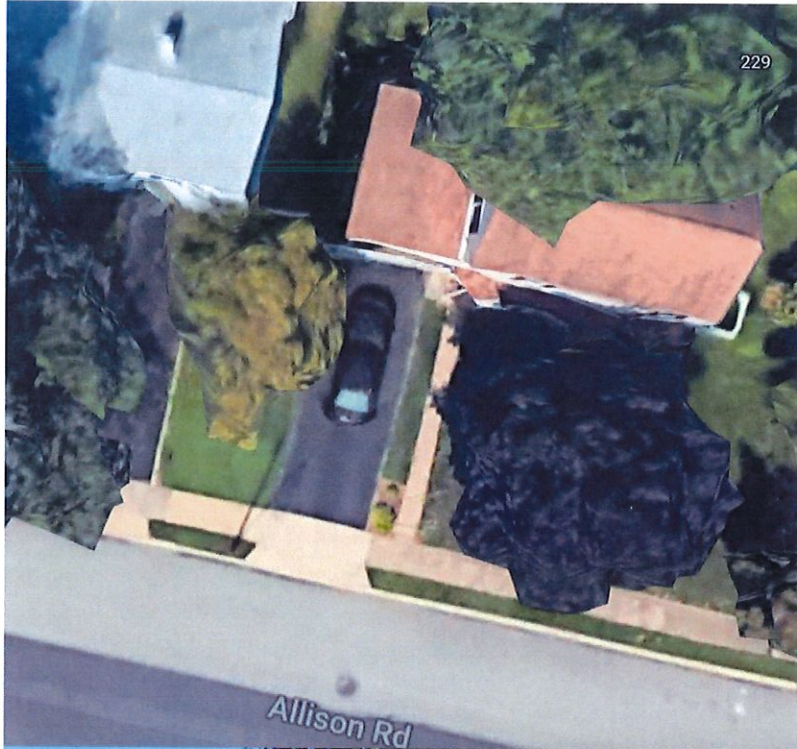
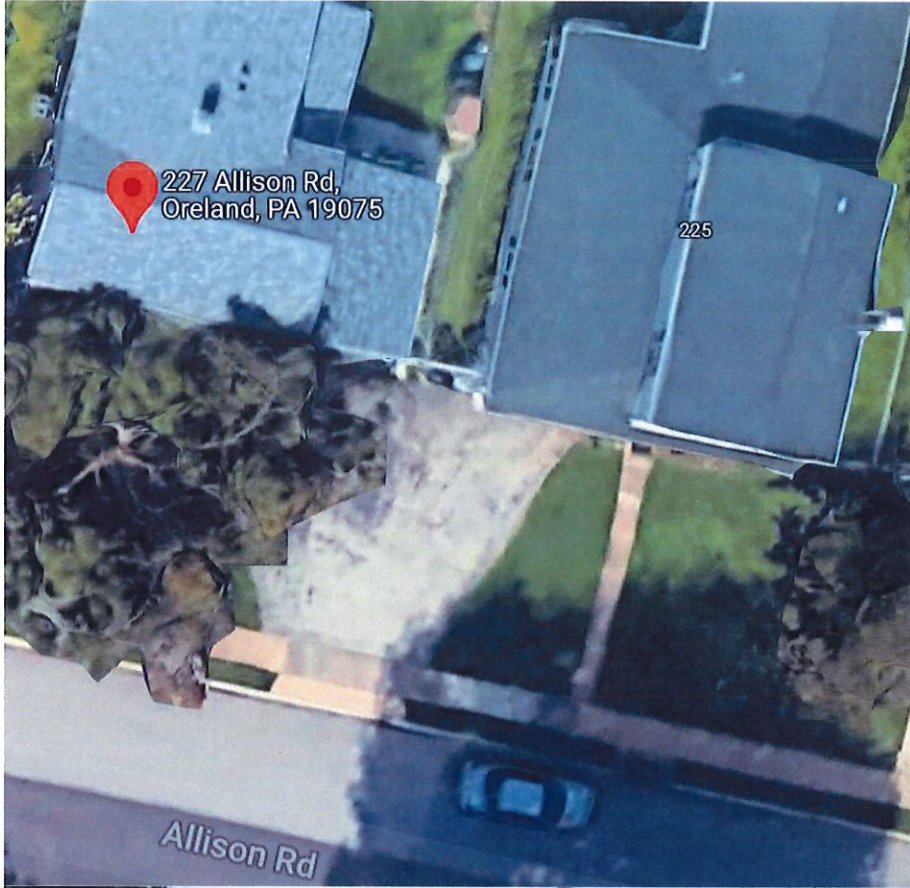


Exhibit C
Springfield Township, Ward 3, B-Residential
Side Yard Porch Examples – Per Section 114-64(B)(1) of Springfield Township Zoning Code

Example 5: 227 Allison Rd, Oreland, PA 19075

Link: <https://goo.gl/maps/GQsdZTosMMPYhM5R7>

Aerial View & Street View:



Chapter 114. Zoning

Article VI. B Residence District

§ 114-62. Lot and building area.

- A. Lot area. A lot area of not less than 8,000 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.
[Amended 6-13-1979 by Ord. No. 684]
- B. Building area. The building area shall not exceed 30% of the lot area.

§ 114-64. Yards.

- A. Front yards.
 - (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]
 - (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection A(1) above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.
- B. Side yards.
 - (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed

porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.

(2) Other buildings, in the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

PARID: 520012706004
CREGAR ZACHARY D & CHRISTINE C

508 ORELAND MILL RD

Parcel

TaxMapID	52059 009
Parid	52-00-12706-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	508 ORELAND MILL RD
Lot #	9
Lot Size	6600 SF
Front Feet	60
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	CREGAR ZACHARY D & CHRISTINE C
Name(s)	
Mailing Address	508 ORELAND MILL RD
Care Of	
Mailing Address	
Mailing Address	ORELAND PA 19075

Current Assessment

Appraised Value	Assessed Value	Restrict Code
160,000	160,000	

Estimated Taxes

County	628
Montco Community College	62
Municipality	723
School District	5,653
Total	7,066
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	12-NOV-09
Sale Price	\$295,000
Tax Stamps	2950
Deed Book and Page	5751-02530
Grantor	WILKIN MICHAEL E
Grantee	CREGAR ZACHARY D & CHRISTINE C
Date Recorded	30-NOV-09



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
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, July 25, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-14: This is the application of **Deepta Hiremath**, owner of the property located at 8100 Douglas Road, Wyndmoor, PA 19038, known as Parcel #5200-0497-2007. The applicant has requested a dimensional variance to allow for the construction of an 803 square foot addition to the Douglas Road façade of the home that will reduce the required 40 foot front yard to 22 feet in depth. The applicant has requested a dimensional variance from Section 114-54.A.2 of the Springfield Township Zoning Ordinance. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

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. 22-14

DATE: 6/8/22

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Deepta Hiremath
(Name of Applicant)

Of (Address) 8100 Douglas Road Wyndmoor PA 19038

(Telephone No.) (267) 218-1543

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 54,
Subsection A2, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 8100 Douglas Road, Wyndmoor PA 19038

Petitioner's Interest in the property is Home owner

Present use of property Residential

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.

I am planning to put a bathroom, walk in closet, mudroom and garage on the side of the property. I have my architect and the surveyor draw up the property map and need this variance as the rear setback is 13 feet and what is required is 40 feet.

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

Springfield Township
Montgomery County
Received

JUN 8 2022

Community Development
Department

\$500.00
check # 859

Debra Havel
Applicant's Signature
Debra Havel
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.

DEEPA HIREMATH

Printed Name of Applicant

Deepta Hiremath

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 6258 PG 02449 to 02453.1
INSTRUMENT # : 2021139407
RECORDED DATE: 12/16/2021 08:45:43 AM



6035944-0022S

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/03/2021
Reference Info:

Transaction #: 6468950 - 2 Doc(s)
Document Page Count: 4
Operator Id: sford

RETURN TO: (Simplifile)
Keystone State Abstract, LLC
344 S Bellevue Ave
Langhorne, PA 19047-2840
(215) 543-6283

PAID BY:
KEYSTONE STATE ABSTRACT LLC

*** PROPERTY DATA:**

Parcel ID #: 52-00-04972-00-7
Address: 8100 DOUGLAS RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$663,000.00
FEES / TAXES:
Recording Fee:Deed \$86.75
Affidavit Fee \$1.50
State RTT \$6,630.00
Springfield Township RTT \$3,315.00
Springfield School District RTT \$3,315.00
Total: \$13,348.25

DEED BK 6258 PG 02449 to 02453.1
Recorded Date: 12/16/2021 08:45:43 AM

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Prepared by and Return to:

Keystone State Abstract, LLC d/b/a Sienna Abstract
344 South Bellevue Avenue

Langhorne, PA 19047

File No. 2021-2241-KSA

Parcel ID No. 52-00-04972-007

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-04972-00-7 SPRINGFIELD TOWNSHIP
8100 DOUGLAS RD
TOTL LLC
B 068 L 113 U 018 1101 11/18/2021

\$15.00
HW

This Indenture, made the 3RD day of November, 2021

Between

TOTL, LLC

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

DEEPTA HIREMATH

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

Witnesseth, that the said Grantor(s) for and in consideration of the sum of **ONE DOLLAR WITH OTHER GOOD AND VALUABLE CONSIDERATION AND 00/100 00/100 Dollars (\$1.00)** lawful money of the United States of America, unto him/her well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), as Sole Owner

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, being Lot No. 113 on a Plan of Section No. 1, Whitmarsh Village, situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, and described in accordance with the Plan thereof made by Barton and Martin, Engineers, Philadelphia, on July 7, 1947, which Plan is recorded in the Office for the Recording of Deeds at Norristown in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book No. 1837 page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Douglas Road (50 feet wide) at the Northwestern terminus of an arc having a radius of 10 feet, which arc is at the intersection of the Southwesterly side of Douglas Road with the Northwestern side of Churchill Road (50 feet wide); thence extending along said arc having a radius of 10 feet in a clockwise direction on the arc distance of 15.71 feet to a point on the Northwestern side of Churchill Road; thence extending along said side of Churchill Road South 38 degrees 30 minutes West 130 feet to a point, a corner of Lot No. 114; thence extending along line of Lot No. 114 North 51 degrees 30 minutes West 90 feet to a point, a common corner of Lots Nos. 114-115 and 112; thence extending along line of Lot No. 112 North 38 degrees 30 minutes East 140 feet to a point on the Southwesterly side of Douglas

Road; and thence extending along the same South 51 degrees 30 minutes East 80 feet to the first mentioned point and place of beginning.

Being known as Parcel No. 52-00-04972-007

Being know as 8100 Douglas Road, Wyndmoor, PA 19038 (for information purposes only)

Being the same premises which Rebecca J. Custis, widow by Deed dated 6/5/1976 and recorded 6/22/1976 in Montgomery County in Deed Book 4116 Page 394 conveyed unto David J. Custis, in fee.

And the said David J. Custis a/k/a David Jarrett Custis died on 4/21/2020 leaving a Will probated and registered at Montgomery County as Will No. 45-2020-X1348, wherein he appointed Gary S. Custis as Executor, to whom Letters Testamentary were granted on 6/10/2020.

Being the same premises which Gary S. Custis, Executor of the Estate of David Custis, deceased by Deed dated 6/18/2020 and recorded 7/23/2020 in Montgomery County in Deed Book 6187 Page 742 conveyed unto TOTL, LLC, 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 him, the said grantor, as well at law as in equity, of, in and to the same.

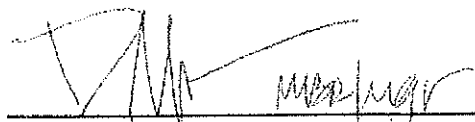
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her heirs and assigns, to and for the only proper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

And the said Grantor, for him/herself and his/her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee(s), his/her heirs and assigns, that he/she, the said Grantor, and his/her 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 Grantee(s), his/her heirs and assigns, against him/her, the said Grantor, and his/her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

TOTL, LLC

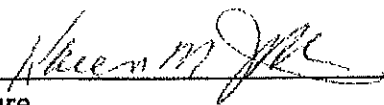
 {SEAL}
Deborah Nye, Authorized Member

_____ {SEAL}

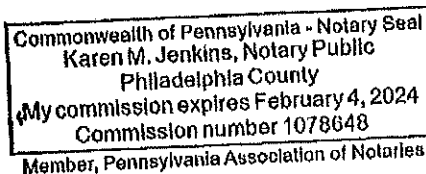
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Phila

On this, the 3RD day of November, 2021, before me
Karen M. Jenkins, the undersigned officer, personally appeared Deborah Nye,
Authorized Member of TOTL, LLC, known to me (or satisfactorily proven) to be the person(s)
whose name(s) is/are subscribed to the within instrument, and acknowledged that
she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.


Signature

NOTARY PUBLIC
Title of Office



The precise residence and the complete post office
and tax mailing address of the above-named Grantee(s) is:

8100 Douglas Road
WYANDMOORE, PA. 19038

On behalf of the Grantee

A handwritten signature in black ink, appearing to be "Kearney", written over a horizontal line.



1830019105

RECORDER'S USE ONLY

REV-183

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

REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

State Tax Paid:	\$6,630.00		
Book:	6258	Page:	
Instrument Number:	02449		
Date Recorded:	12/16/2021 08:45:43 AM		

SECTION I TRANSFER DATA

Date of Acceptance of Document
November 3, 2021

Grantor(s)/Lessor(s) TOTL, LLC	Telephone Number (610) 202-1141	Grantee(s)/Lessee(s) Deeptha Hiremath	Telephone Number (267) 218-1543
Mailing Address 8100 Douglas Rd		Mailing Address 8100 Douglas Road	
City Wyndmoor	State PA	ZIP Code 19038	City WYNDMOOR

SECTION II REAL ESTATE LOCATION

Street Address 8100 Douglas Road	City, Township, Borough Wyndmoor	
County Montgomery	School District SPRINGFIELD	Tax Parcel Number 52-00-04972-007

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 663,000.00	2. Other Consideration + NONE	3. Total Consideration = 663,000.00
4. County Assessed Value 164,610.00	5. Common Level Ratio Factor x 2.24	6. Computed Value = 368,726.40

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

1a. Amount of Exemption Claimed \$ 0	1b. Percentage of Grantor's Interest in Real Estate 100% %	1c. Percentage of Grantor's Interest Conveyed 100% %
---	---	---

2. 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 and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

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

Name Karen M Jenkins - Keystone State Architects	Telephone Number
Mailing Address 3445 S. Belemus Ave.	City LANCASTER, PA
	State PA
	ZIP Code 17607

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: *Karen M Jenkins* Date: _____

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



1830019105

1830019105

Chapter 114. Zoning

Article V. A Residence District

§ 114-54. Yards.

A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 40 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]
- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection A(1) above, shall be required on each street on which the lot abuts, provided that if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 100 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 35 feet, but neither side yard shall be less than 12 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 85 feet, a single-family dwelling may be built thereon with side yards of less width, when authorized as a special exception; and provided further that in the case of a single-family dwelling constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yards is not thereby reduced to less than the required minimum of 12 feet.
- (2) Other buildings. In the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the

rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

PARID: 520004972007
HIREMATH DEEPTA

8100 DOUGLAS RD

Parcel

TaxMapID	52068 018
Parid	52-00-04972-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	8100 DOUGLAS RD
Lot #	113
Lot Size	12600 SF
Front Feet	90
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	HIREMATH DEEPTA
Name(s)	
Mailing Address	8100 DOUGLAS RD
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
186,010	186,010	

Estimated Taxes

County	730
Montco Community College	73
Municipality	840
School District	6,572
Total	8,215
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	03-NOV-21
Sale Price	\$663,000
Tax Stamps	6630
Deed Book and Page	6258-02449
Grantor	TOTL LLC
Grantee	HIREMATH DEEPTA
Date Recorded	16-DEC-21



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
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, July 25, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-15: This is the application of **Jessica Lynch & Paul Severin**, owners of the property located at 1203 St. Clair Road, Oreland, PA 19075, known as Parcel #5200-1633-0007. The applicant has requested a dimensional variance to allow for the construction of an addition to the side of the home that will reduce the required 10 foot side yard to 7 feet, 3.75 inches in depth and reduce the aggregate side yard setback from the required 25 feet to 21 feet, 10.25 inches in depth. The applicant has requested a dimensional variance from Section 114-64.B.1 of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

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. 22-15

DATE: 6/1/22

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Paul Severin & Jessica Lynch

(Name of Applicant)

Of (Address) 1203 St. Clair Road, Oreland PA 19075

(Telephone No.) 206-235-6743

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.

xxx A **variance** from the requirements set forth in Article 114, Section 64,
Subsection B (1), of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 1203 St. Clair Road, Oreland PA 19075

Petitioner's Interest in the property is Owner/Occupant

Present use of property Primary Residence



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.

please see attached addendum

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 # 917
\$500.00

Paul S. [Signature]
Applicant's Signature

Paul 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.

PAUL SEVERIN Jessica Lynch
Printed Name of Applicant

Paul Severin January 1, 2011
Applicant's Signature and Date

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

ADDENDUM TO PETITION

PETITIONERS/OWNERS:

Paul Severin & Jessica Lynch
1203 St. Clair Road
Oreland PA, 19075

EXPLANATION OF PETITION:

We purchased our house in 2013 and are active members of Oreland and the greater Springfield community. Our twins Isaac and Keira are attending Enfield Elementary, and we are committed to them staying in the school district through high school. We are bonded members of the Oreland Swim Club. Our kids partake in several extra-curricular sports and activities in the community. And we have long-standing family ties to Springfield with several family households in the Township.

We are requesting a variance in order for an addition to built on our home that will accommodate the growing needs of our family so we can stay in our Oreland home for many years to come. In order for the cost of a 2-story addition to make sense financially long-term, we are requesting a variance exception to Code 114-64 B(1) to allow for a side yard setback of 7' 3 ¾" with an aggregate side yard setback of 21' 10 ¼".

The addition would be built where the existing garage is located. When we purchased the home, the garage foundation was already cracked and tilting. Furthermore, as is the case with many of the homes built in our development the flat roof design on the garage has been plagued with leaks despite many attempts at maintenance, leading to significant rotting of the wood framing. Therefore, no renovation/addition work can be done on the existing garage footprint.

If we were to proceed on the proposed addition within the current side yard setback code, the dimensions of the additional rooms needed for our family would prove to be prohibitively expensive for the amount of square footage it would provide. The variance we are requesting would be the minimum needed to provide adequately-sized rooms for our growing family.

We have spoken with our immediate neighbors and shared the architectural drawings, explaining the variance we are seeking and the reasons we feel it's necessary. They had no objections and are supportive of our application.

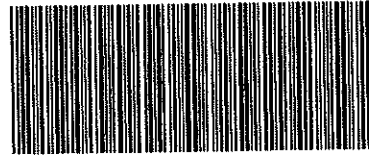
1/2 13PA1633



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 5868 PG 00990 to 00994
INSTRUMENT # : 2013034161
RECORDED DATE: 04/01/2013 02:50:41 PM



2894986-00130

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 03/28/2013
Reference Info:

Transaction #: 2854086 - 2 Doc(s)
Document Page Count: 4
Operator Id: estaglia

RETURN TO: (Simplifile)
Trident Land Transfer Company
431 W. Lancaster Ave. 3rd Floor
Devon, PA 19333
(610) 889-7660

PAID BY:
TRIDENT LAND TRANSFER COMPANY

* PROPERTY DATA:

Parcel ID #: 52-00-16330-00-7
Address: 1203 ST CLAIR RD

ORELAND PA
19075
Municipality: Springfield Township (100%)
School District: Springfield

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$239,500.00
TAXABLE AMOUNT: \$239,500.00

DEED BK 5868 PG 00990 to 00994
Recorded Date: 04/01/2013 02:50:41 PM

FEEES / TAXES:

Recording Fee:Deed \$78.00
State RTT \$2,395.00
Springfield Township RTT \$1,197.50
Springfield School District RTT \$1,197.50
Total: \$4,868.00

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



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.

1/2
Prepared by:

Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333-1509
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company
Parcel ID 52-00-16330-007

File Number: 13PA1633

DEED

John B. Simms, Jr. and Beverly A. Simms, husband and
wife

to

Paul Severin and Jessica Lynch

PREMISES:

1203 Saint Clair Road
Township of Springfield
County of Montgomery
PA
Parcel ID 52-00-16330-007

The address of the above named Grantee(s) is:
1203 Saint Clair Road, Oreland, PA 19075

Certified by: PAUL SEVERIN

DEED

THIS INDENTURE made this 28th day of March, 2013.

Between JOHN B. SIMMS, JR. AND BEVERLY A. SIMMS, HUSBAND AND WIFE, (hereinafter called the Grantors) and

PAUL SEVERIN AND JESSICA LYNCH, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Two Hundred Thirty Nine Thousand Five Hundred (\$239,500.00) Dollars 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, their heirs and assigns, as ~~fee-simple-absolute~~ *Tenants by Entirety*.

SEE EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, located in the Township of Springfield, County of Montgomery and State of Pennsylvania, known as Lot No. 317 on a Plan called "Sunnybrook-North Hills" made for Sunnybrook, Inc., dated June 1st, 1946, by Barton and Martin, Engineers, and recorded at Norristown in Plan Book No. 1680A, Page 55, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of St. Clair Road (Fifty Feet Wide) at the distance of One Hundred Thirty-five and thirty-one one-hundredths Feet Northwardly from the Northerly side of Paper Mill Road (as shown on said plan) (both lines produced); THENCE along said side of St. Clair Road North Eighteen Degrees Fifty-four Minutes West Sixty feet to a point; THENCE extending North Seventy-One Degrees Six Minutes East on a line at right angles to said St. Clair Road One Hundred Fifty-eight and five one-hundredths Feet to a point; THENCE South Twelve Degrees Twelve Minutes Five Seconds East Sixty and forty-one one-hundredths Feet to a point; THENCE South Seventy-one Degrees Six Minutes West on a line at right angles to St. Clair Road One Hundred fifty-one Feet to the First Mentioned point and place of beginning.

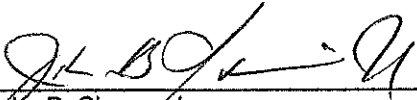
Tax Parcel No.: 52-00-16330-007

Being the same property which John S. Coleman and Jeannette P. Coleman, his wife and Doris S. Gilson and Edward D. Gilson, her husband, granted and conveyed unto John B. Simms, Jr. and Beverly A. Simms, his wife, as tenants by entireties by deed dated October 21, 1960 and recorded October 24, 1960 in the Recorder's Office of said County in Deed Book 3105 Page 136.


IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:



John B. Simms, Jr.




Beverly A. Simms

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Philadelphia)

On this, the 28th day of March, 2013, a notary public the undersigned officer, personally appeared John B. Simms, Jr. and Beverly A. Simms known to me (or satisfactorily proven) to be the persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that they/he/she executed the same for the purposes therein contained.

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

My Commission Expires: _____



Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RUTH TRAINOR, Notary Public
City of Philadelphia, Phila. County
My Commission Expires April 19, 2014

Chapter 114. Zoning

Article VI. B Residence District

§ 114-64. Yards.

- A. Front yards.
- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]
 - (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection A(1) above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.
- B. Side yards.
- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.
 - (2) Other buildings. in the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.
- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the

rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

PARID: 520016330007
SEVERIN PAUL & LYNCH JESSICA

1203 ST CLAIR RD

Parcel

TaxMapID	52082 043
Parid	52-00-16330-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1203 ST CLAIR RD
Lot #	317
Lot Size	8200 SF
Front Feet	60
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	SEVERIN PAUL & LYNCH JESSICA
Name(s)	
Mailing Address	1203 ST CLAIR RD
Care Of	
Mailing Address	
Mailing Address	ORELAND PA 19075

Current Assessment

Appraised Value	Assessed Value	Restrict Code
132,160	132,160	

Estimated Taxes

County	518
Montco Community College	52
Municipality	597
School District	4,669
Total	5,836
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	28-MAR-13
Sale Price	\$239,500
Tax Stamps	2395
Deed Book and Page	5868-00990
Grantor	SIMMS JOHN B JR & BEVERLY
Grantee	SEVERIN PAUL & LYNCH JESSICA
Date Recorded	01-APR-13



Millan
Architects

215.248.1244
MILLANARCHITECTS.COM

PROJECT

SEVERIN-
LYNCH
RESIDENCE

1203 ST. CLAIR ROAD
ORELAND, PA 19075

PROJECT NUMBER

169.01

CSK DATE DESCRIPTION

COPYRIGHT JUNE 2020:
Matthew Millan Architects, Inc.

DRAWING TITLE

FRONT
PERSPECTIVE
SKETCH

SCALE

NOT TO SCALE

DATE

6/24/2020

DRAWING NUMBER

SK-1





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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

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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, July 25, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-17: This is the application of Amy & Joshua Rothstein, owners of the property located at 7700 Orchard Way, Wyndmoor, PA, 19038, known as Parcel #5200-1257-1004. The applicants have requested a dimensional variance to allow for a six foot fence to be installed three feet from the property line adjoining Mermaid Lane instead of the required 15 foot setback. The applicants have requested a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

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

Springfield Township
Montgomery County
Received
JUN 27 2022
Community Development
Department

NO. 22-17

DATE: 6/27/2022

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Amy & Josh Rothstein
(Name of Applicant)

Of (Address) 7700 Orchard Way, Wyndmoor

(Telephone No.) 267.252.0656

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 XIII, Section 114, Subsection 135, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

The property concerned is located at 7700 Orchard Way, Wyndmoor

Petitioner's Interest in the property is property owners

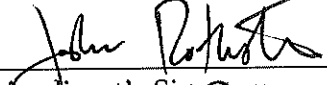
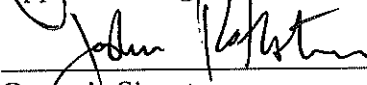
Present use of property primary residence

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

We are applying for a variance to 114-135 Section A, which pertains to fencing of a front yard. However, the "front" yard we're addressing is located to the rear of our home since it is a corner lot. We would like a variance to move the 6 ft fence along Mermaid Lane to be 3 feet from our property line instead of 15 feet from the property line to allow for more safe/usable rear yard space. This is congruent with the fences of other residential properties along similarly busy roads. Moving the fence to this spot aligns it with our tree line along the front and side yards and does not impact traffic sight lines.

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 # 22-17
CHECK # 991
\$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

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.

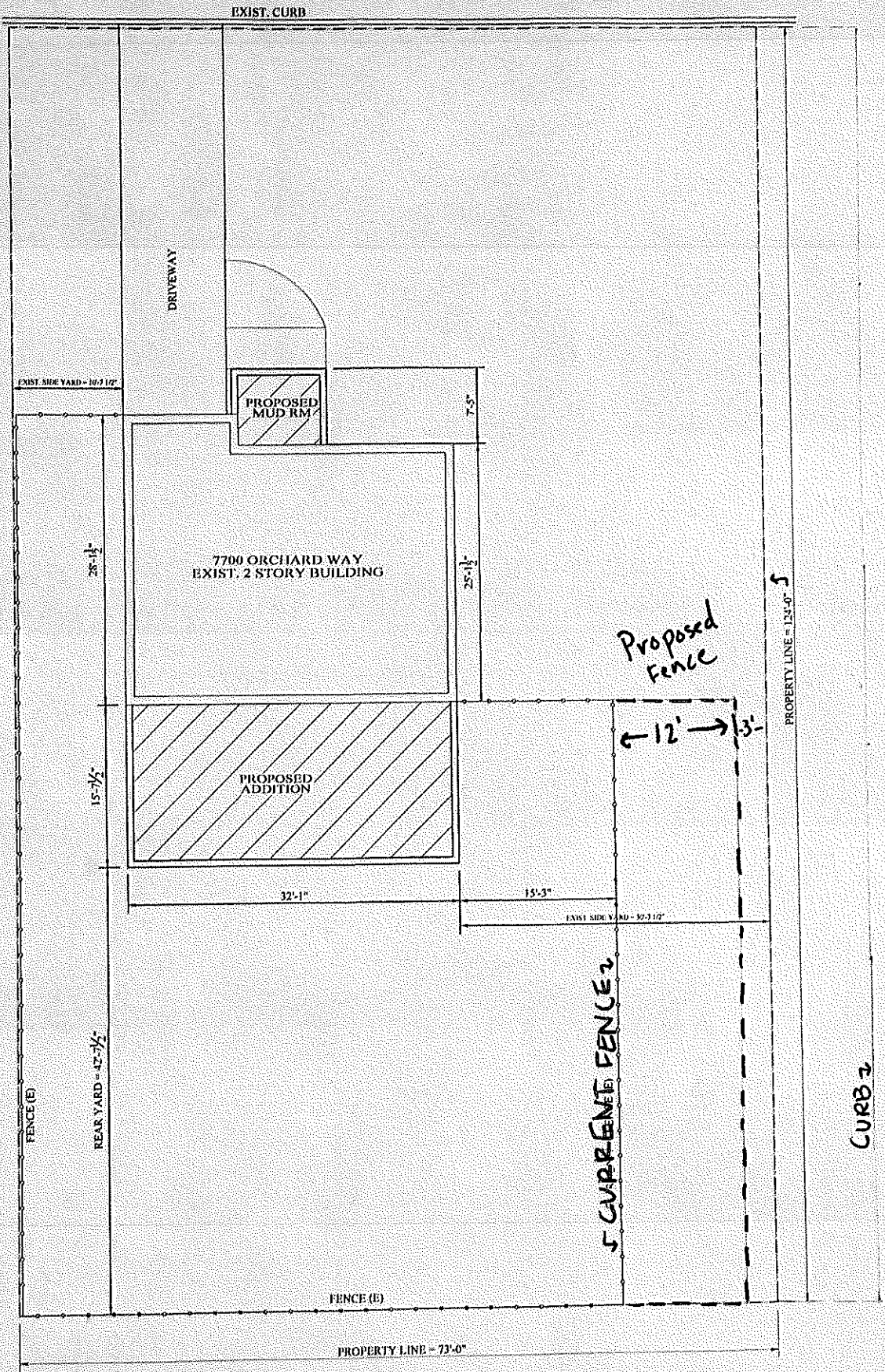
The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part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

Joshua Rothstein
Printed Name of Applicant

Joshua Rothstein 06/25/2022
Applicant's Signature and Date

7700 ORCHARD WAY



SITE PLAN
SCALE: 1/8"=1'-0"

Property: 7700 Orchard Way, Wyndmoor
Applicants: Amy & Josh Rothstein
Variance Request to Section 114-135-A

Request: We are requesting a variance to section 114-135-A to allow us to have the Mermaid Lane portion of the 6 foot fence surrounding our backyard at 7700 Orchard Way, Wyndmoor, moved from its current requirement of 15 feet from the property line to 3 feet from the property line. This variance would allow us to increase our usable yard space while maintaining safety and privacy.

Due to a mature tree located in the area 4-9 feet from the property line, we are requesting the specific fence placement at 3 feet from the property line to allow us to fully enclose the tree within the rear yard so as not to incur additional costs for custom fencing to be cut and installed around the tree.

Rationale:

- **Usable Space:** Moving the fence to the desired location would allow for 720 additional square feet of enclosed backyard space. Since we are preparing for an addition to be added to the rear of our home that will take up a portion of our current backyard, we would like to enclose as much additional backyard as possible.
- **Sight Barrier:** Having a six foot fence serves as a sight barrier from the Mermaid Lane businesses that our backyard is located directly across from. There are frequently large trucks traveling to and making deliveries to those establishments or idling in front of them.
- **Safety:** With children ages 4 and 7, it is not feasible to use the unfenced portion of the backyard or the front yard along Mermaid Lane simply due to safety concerns.
- **Most Cost Effective:** Extending the already-existing current 6 foot fence is the most cost effective option for increasing our backyard space and maintaining privacy. A four foot fence would not allow for the sight barrier or safety we desire, and planting shrubs would be costly and take several years to mature to the point where they would offer privacy.

Support: A township traffic safety officer previously confirmed for us that a 6 foot fence at the property line would not impact visibility for drivers who are making turns on to Mermaid Lane from Orchard Way or Laurel Lane. His email is attached. It is also in line with the fence placement of other homes in the township located along similarly trafficked roads.



Joshua Rothstein <joshrothstein@gmail.com>

Sight distance / raising fence level to 6 ft - 7700 Laurel Ln

3 messages

John Gross <jgross@springfieldpd.org>
To: Josh Rothstein <joshrothstein@gmail.com>
Cc: Robert Dunlop <rdunlop@springfieldmontco.org>

Fri, Mar 11, 2016 at 9:34 AM

Mr Rothstein,

I surveyed the area pursuant to your inquiry into raising the level of your fence along Mermaid Ln from the existing 4ft to 6 ft. Although your request would not meet the current township requirements / restrictions by doing so, I suppose a variance can be applied for. I've attached a photo for reference purposes and I see no reason why adding 2 ft to the existing fence would have any effect on the sight distance for motorists entering onto Mermaid Ln. The photo clearly shows a clear view all the way down to Cheltenham Ave, irrespective of the height of the fence.

Cpl. John R. Gross
Traffic Safety Div.

From: Josh Rothstein [mailto:joshrothstein@gmail.com]
Sent: Thursday, March 10, 2016 3:04 PM
To: John Gross <jgross@Springfieldpd.org>
Subject: Received Your Call

Hi Corporal Gross,

Thanks so much for checking out our fence and for assessing our situation. If possible, would you mind e-mailing me something to the effect that you mentioned in your voicemail? We'd greatly appreciate that.

As always, thanks for your time and your attention to our community.

Best to you,

Josh Rothstein



DSC_4551.JPG
827K

Josh Rothstein <joshrothstein@gmail.com>
To: Amy Rothstein <apelak@gmail.com>

Sat, Mar 12, 2016 at 8:48 PM

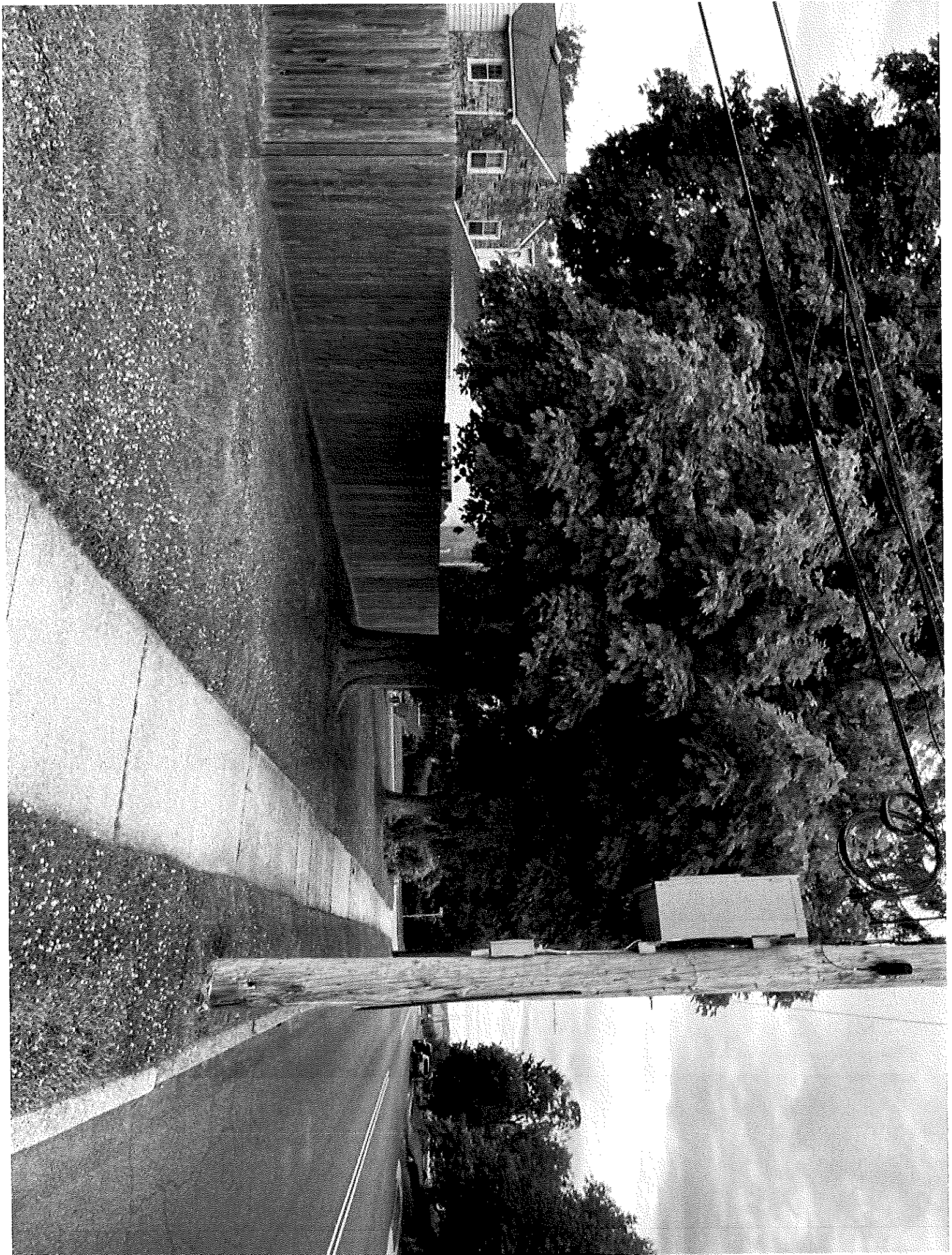
[Quoted text hidden]



DSC_4551.JPG
827K

Joshua Rothstein <joshrothstein@gmail.com>

Sat, May 21, 2022 at 10:32 AM



Deed

UPI # 52-00-12571-00-4

Dorothy McGlaston, Trustee of the Dorothy
McGlaston Trust, dated August 25, 1999

TO

Joshua Rothstein and Amy Rothstein

Noble Abstract Company, Inc.
8 East Court Street
Doylestown, PA 18901
Tel: 215-230-3617 Fax: 215-348-8889

Prepared by and Return to:

Noble Abstract Company, Inc.
8 East Court Street
Doylestown, PA 18901

File No. N-15-6319

UPI # 52-00-12571-00-4

This Indenture, made the 30th day of July, 2015,

Between

**DOROTHY MCGLASTON, TRUSTEE OF THE DOROTHY MCGLASTON
TRUST, DATED AUGUST 25, 1999**

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

JOSHUA ROTHSTEIN AND AMY ROTHSTEIN

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Fifty-Two Thousand And 00/100 Dollars (\$252,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Springfield, County of Montgomery and State of Pennsylvania, described according to a certain plan thereof, made for Gregar Corporation, by Barton and Martin, Civil Engineers, dated 8/7/1946, as follows, to wit:

BEGINNING at a point at the intersection of the Southwesterly side of Orchard Way (40 feet wide) and the Northwesterly side of Mermaid Avenue (50 feet wide); thence extending along said Mermaid Avenue, South 39 degrees 45 minutes 30 seconds West, 124 feet to a point; thence extending North 50 degrees 14 minutes 30 seconds West, 73 feet to a point; thence extending North 39 degrees 45 minutes 30 seconds East, 124 feet to the said side of Orchard Way; thence extending along the same, South 50 degrees 14 minutes 30 seconds East, 73 feet to the first mentioned point and place of beginning.

Being the same premises which Robert C. Kovar and Joan K. Kovar, husband and wife by Deed dated 7/15/1997 and recorded 9/11/1997 in Montgomery County in Deed Book 5199 Page 1214 conveyed unto Dorothy Mc Gaston, in fee.

AND Being the same premises which Dorothy F. McGlaston a/k/a Dorothy McGlaston, a widow by Deed dated 10/15/1999 and recorded 12/2/1999 in Montgomery County in

Deed Book 5298 Page 2273 conveyed unto Dorothy McGlaston, Trustee of the Dorothy McGlaston Trust, dated August 25, 1999, 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 it, the said grantor, as well at law as in equity, of, in and to the same.

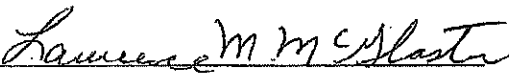
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Foreber Defend.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Co-Trustee, and the same to be duly attested by its Co-Trustee. Dated the day and year first above written.

ATTESTED:


Lawrence M. McGlaston, Co-Trustee
CO-TRUSTEE
{SEAL}

**DOROTHY MCGLASTON, TRUSTEE OF
THE DOROTHY MCGLASTON TRUST,
DATED AUGUST 25, 1999**

By: 
Edward H. McGlaston, Co-Trustee

Commonwealth of Pennsylvania }
County of Montgomery } ss

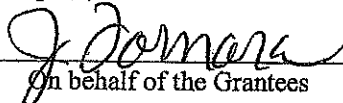
AND NOW, this 30th day of July, 2015, before me, the undersigned Notary Public, appeared **Edward H. McGlaston**, who acknowledged himself/herself to be the **Co-Trustee** of **Dorothy McGlaston, Trustee of the Dorothy McGlaston Trust, dated August 25, 1999**, a corporation, and he/she, as such **Co-Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as **Co-Trustee**.

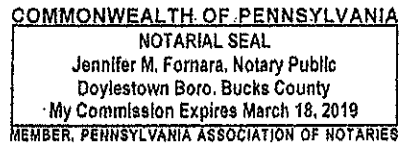
IN WITNESS WHEREOF, I hereunder set my hand and official seal.


Notary Public
My commission expires _____

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

**1502 Mount Vernon Street, Unit
Philadelphia, PA 19130**


On behalf of the Grantees



Chapter 114. Zoning

Article XIII. General Regulations

§ 114-135. Fences and walls.

[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B. Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C. Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.^[1] The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

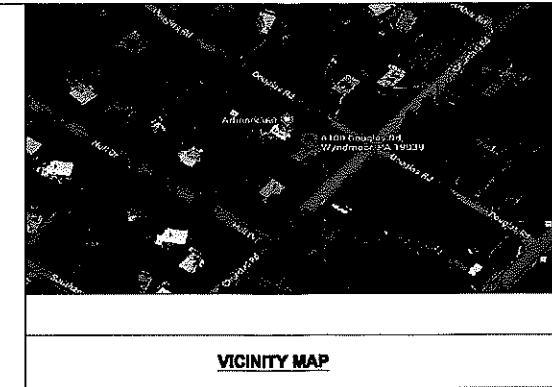
[1] *Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.*

IMPERVIOUS TYPE AREA AND PERCENTAGE

IMPERVIOUS TYPE	EXISTING	PROPOSED	TOTAL IMPERVIOUS
AREA LOT	12578.5 SQFT	12578.5 SQFT	12578.5 SQFT
DRIVEWAY	450 SQFT	-	450 SQFT
CONC. PAD	160 SQFT	-	2237 SQFT
BUILDING	1716 SQFT	-	1716 SQFT
PROP. ADDITION	-	804 SQFT	804 SQFT
PROP. DRIVEWAY	-	590 SQFT	590 SQFT
NET LOT AREA	12578.5 SQFT	12578.5 SQFT	12578.5 SQFT
BUILDING RATE	1716 SF	804 SF	RATE= 20.0 % REMAINING 0 SF
IMPERVIOUS RATE	2326 SF	1394 SF	RATE= 29.57 % REMAINING 54 SF

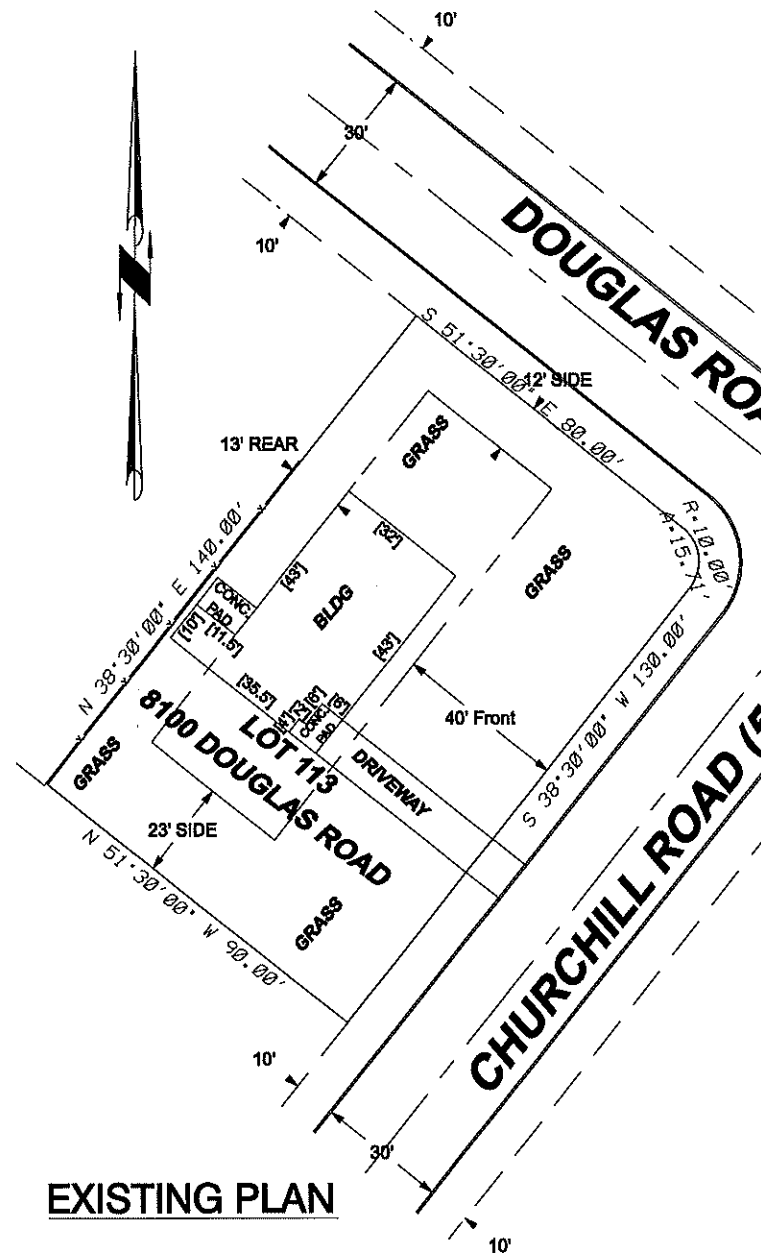
ZONING A Springfield Twp

AREA REGULATIONS	REQUIRED
Min. Side Aggregate	35'
Min. Lot Area	12,500 SQFT
Min. Side Yard	12'
Front Yard	40'
Rear Yard Depth Min.	25'
Min Width Lot	75'
Building Coverage Rate	20%
Impervious Rate	30%



SYMBOL LEGEND

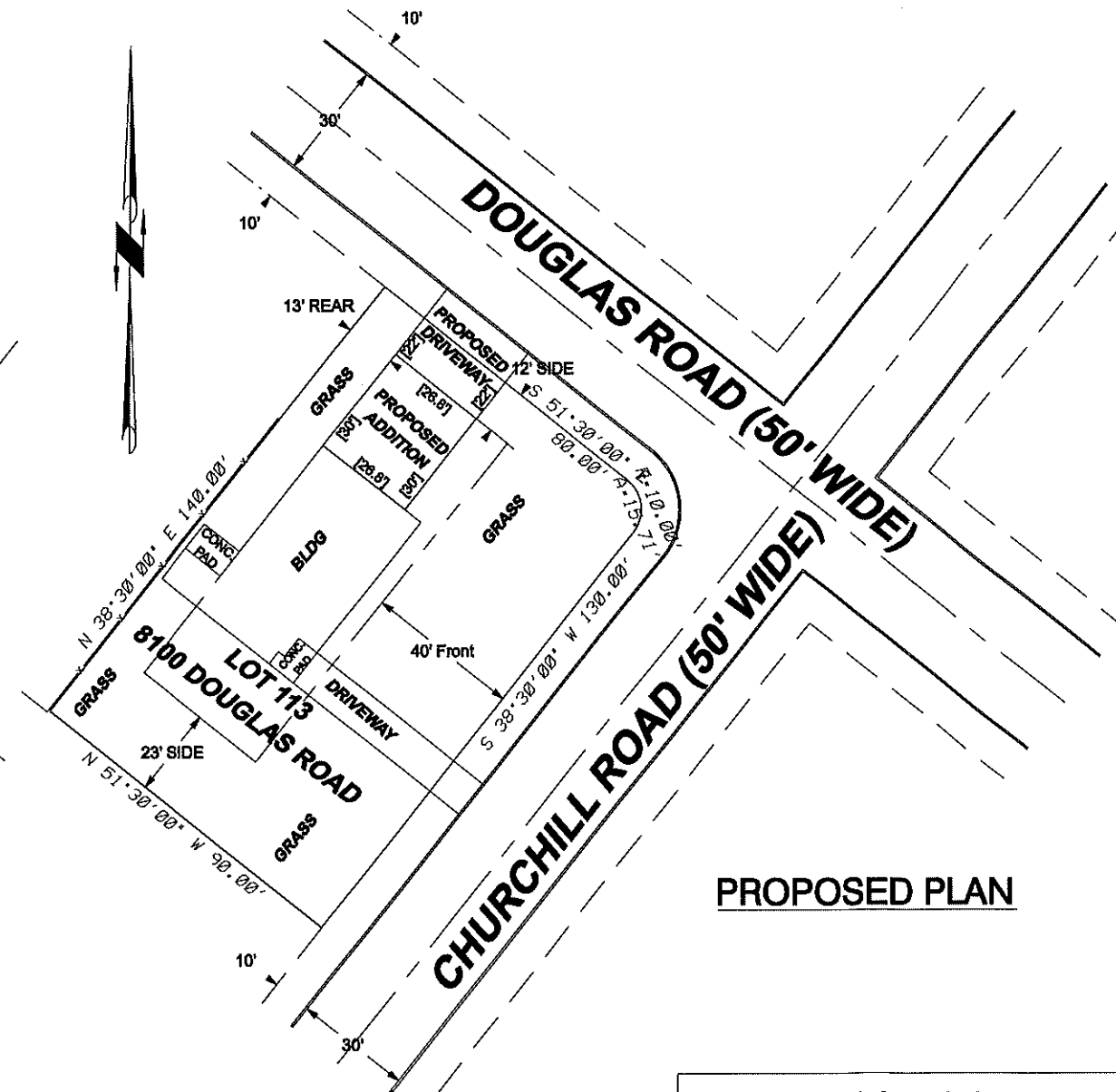
- - - - - Right-of-Way
- Property Line
- Centerline
- x - - - Fence (As Noted)
- - - - - Setback
- ==== Curb
- ▲ - PK/MAG Nail
- - Tree



GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY GHASSAN M. HADDAD, P.L.S COMPLETED ON 05/13/2022
2. THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY
3. BEING PROPERTY 8100 DOUGLAS ROAD
4. PARID NUMBER: 52-00-04972-00-7
5. DEED BOOK 6258 PAGE 02449
6. ONE VARIANCE IS REQUESTED FOR THE REAR SETBACK SINCE 25' IS REQUESTED AND ONLY 13' IS PROVIDED.

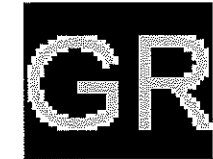
SCALE: 1 Inch = 20 feet



By: *G. Haddad*
 Ghassan M. Haddad, PE, PLS
 Pennsylvania Registered Surveyor SU075446
 Date of Survey: 05/13/2022

REVISION HISTORY

BY:	DATE:	COMMENT:
1.		



GR Contracting
 Professional Land Surveyors
 and Engineers
 P.O.Box 63001
 Philadelphia
 Pennsylvania 19114
 Phone: 609-367-6959
 Email: grh856@gmail.com

OWNER ON RECORD:
 DEEPTA HIREMATH
 8100 DOUGLAS RD
 GLENSIDE
 PENNSYLVANIA
 Date: 06/31/2022
 Contact :
 DEEPTA HIREMATH

**SITE PLAN & IMPERVIOUS
 SCHEDULE FOR EXISTING &
 PROPOSED STRUCTURES**
 8100 DOUGLAS RD
 GLENSIDE
 PENNSYLVANIA



Surveyor's Seal
 05/13/2022

Sheet No. **1** of **1**

Project No. 641
 PM: GMH Drafter: RBH