



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

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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, August 15, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-16: This is the application of **Cleotemarie, LLC**, owners of the property located at 910 Willow Grove Avenue, Wyndmoor, PA, 19038, known as Parcel #5200-1859-2004. The applicant has requested a Special Exception from Section 114-71.D as related to Section 114-91.A and Section 114-81.A of the Springfield Township Zoning Ordinance. The applicant seeks approval to redevelop the property for use as medical office space on the first floor and a total of six apartment units on the upper two floors of the proposed new building. The property will comply with all of the coverage and parking requirements of the Zoning Ordinance. The property is zoned within the B-1 Business 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](http://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. 22-16

DATE: 6/30/2022

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Cleotomarie, LLC
(Name of Applicant)

Of (Address) c/o Joseph Kuhls, Esquire - 352 N Easton Rd., Glenside, PA 19038

(Telephone No.) 215-277-7122

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 IX, Section 114-71,
Subsection D, of the Springfield Township Zoning Code.

 A **variance** from the requirements set forth in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 910 East Willow Grove Avenue

Petitioner's Interest in the property is Legal Owner

Present use of property Skin-Smart Dermatology Office



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

The Applicant is proposing a mixed use building in the B-1 Business District of Springfield Township, with offices (permitted by-right) and multiple dwellings (permitted by special exception).

The B-1 Business District permits offices by-right pursuant to Zoning Ordinance Section 114-91.B.

Further, the B-1 Business District, pursuant to Zoning Ordinance Section 114-91.A, permits all uses permitted in the D Residence District, which (in turn) permits under Section 114-81.A all uses permitted in the C-Residence District. The C-Residence District, in turn, permits multiple dwellings by special exception pursuant to Ordinance Section 114-71.D.

The Applicant's representatives will, at the Public Hearing on this matter, present testimony and other evidence establishing entitlement to the special exception requested.

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 # 1015
#12000

Case # 22-16



Joseph C. Kuhls, Esquire
Attorney for Applicant/Owner
Cleotomarie, LLC

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.



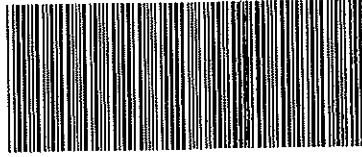
Joseph C. Kuhls, Esquire
Attorney for Applicant
Cleotomarie, LLC



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 5830 PG 00838 to 00846
INSTRUMENT # : 2012026487
RECORDED DATE: 03/19/2012 02:35:45 PM



2694573-0008.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 9

Document Type: Deed	Transaction #: 2630018 - 3 Doc(s)
Document Date: 03/08/2012	Document Page Count: 8
Reference Info:	Operator Id: joegale
RETURN TO: (Mail) WEICHERT CLOSING SER CO 220 COMMERCE DRIVE FT WASHINGTON, PA 19034	PAID BY: WEICHERT CLOSING SER CO

*** PROPERTY DATA:**

Parcel ID #: 52-00-18592-00-4
Address: 910 WILLOW GROVE AVE

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$820,000.00
FEES / TAXES:	
Recording Fee: Deed	\$65.00
Additional Pages Fee	\$8.00
Affordable Housing Pages	\$8.00
State RTT	\$8,200.00
Springfield Township RTT	\$4,100.00
Springfield School District RTT	\$4,100.00
Total:	\$16,481.00

DEED BK 5830 PG 00838 to 00846
 Recorded Date: 03/19/2012 02:35:45 PM

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



Nancy J. Becker

Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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



RECORDER OF DEEDS
MONTGOMERY COUNTY

Corporation Deed

2012 MAR 19 AM 9:32

Prepared by and Return to:

Weichert Closing Services Co.
220 Commerce Drive, Suite 105
Ft. Washington, PA 19034
(215)643-3317
vramsay@weichertfinancial.com
WCS-117726

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18592-00-4 SPRINGFIELD
910 WILLOW GROVE AVE
SPRINGFIELD REALTY ASSOCIATES \$10.00
B 026 U 032 L 4271 DATE: 03/19/2012 BR

PARCEL NO.: 52-00-18592-00-4

THIS INDENTURE, MADE THE 8th day of March, 2012

BETWEEN

Springfield Realty Associates, a Pennsylvania General Partnership

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

Cleotomarie, LLC

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

WITNESSETH That the said Grantor for and in consideration of the sum of EIGHT HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$820,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee(s), his/her/their heirs and assigns,

See Exhibit A Attached Hereto and Made a Part Hereof

Reference is made to the fact that Judith E. Melick is acting solely in her capacity as Executor of the Estate of J. Arch McNamara, and not individually and she shall have no personal liability or obligation arising under or on account of this Indenture.



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land SITUATE in the Township of Springfield, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Land Development Plan made for Thorp/Bailey Eye Associates, LTD dated January 29, 1998 and last revises June 29, 1998 by Charles E. Shoemaker, Inc, Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Southeasterly side of Willow Grove Avenue (41 feet wide at this point as widened from its original width of 33 feet by the addition of 8.00 feet on the Northwesterly side), said point being at the distance of 123.50 feet measured North 42 degrees 23 minutes 00 seconds East from the point formed by the intersection which the said Southeasterly side of Willow Grove Avenue makes with the Northeasterly side of Elm Avenue (33 feet wide), thence extending from the place of beginning along the Southeasterly side of Willow Grove Avenue, North 42 degrees 23 minutes 00 seconds East 186.67 feet to a point, thence by lands now or formerly of Salvatore G Scotto and by lands now or formerly of Thomas E Donofry, South 47 degrees 37 minutes 00 seconds East 180.00 feet to a point; thence by lands now or formerly of Joseph W O'Neill, by lands now or formerly of Emelio and Eileen Leech, by lands now or formerly of Rosemary Lostracco, and by lands now or formerly of David and Nina Lockett, South 42 degrees 23 minutes 00 seconds West 158.25 feet to a point, thence by lands now or formerly of Eugene Caffrey, North 75 degrees 12 minutes 02 seconds West 61.38 feet to a point, thence by lands now or formerly of Lawrence and Helen Amadio, North 47 degrees 37 minutes 00 seconds West 125.00 feet to a point on the aforementioned Southeasterly side of Willow Grove Avenue, the first mentioned point and place of beginning.

BEING Premises 910 East Willow Grove Avenue, Wyndmoor, Pennsylvania.

Parcel No. 52-00-18592-00-4

Being the same premises which Springfield Realty Associates, a Pennsylvania general partnership by Deed dated 8-25-1999 and recorded 10-12-1999 in Montgomery County in Deed Book 5292 Page 202 conveyed unto Springfield Realty Associates, a Pennsylvania general partnership, in fee.



TOGETHER with all and singular the buildings, and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns forever.

AND the said Grantor, for its successors, executors and administrators, do covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, them or any of them, shall and will

BY THESE PRESENTS WARRANT and forever **DEFEND**.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED
in the presence of us:

Springfield Realty Associates, a Pennsylvania
General Partnership

BY: William Tasman
William Tasman, Partner

BY: Gary C. Brown
Gary C. Brown, Partner

BY: James F. Vander
James F. Vander, Partner

BY: T. Ramsey Thorp
T. Ramsey Thorp, Partner

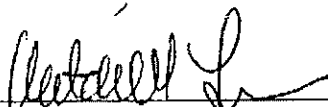
BY: Robert S. Bailey, Jr.
Robert S. Bailey, Jr., Partner

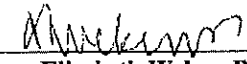
BY: William E. Benson
William E. Benson, Partner

BY: Carl D. Regillo
Carl D. Regillo, Partner

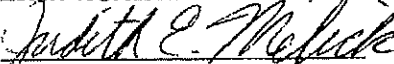
BY: Allen C. Ho
Allen C. Ho, Partner



BY: 
Mitchell S. Fineman, Partner

BY: 
Amy Elizabeth Weber, Partner

The Estate of J. Arch McNamara, Partner

BY: 
Judith E. Melick, Executrix



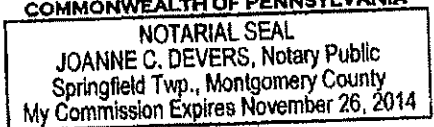
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *Montgomery*

On the *8* day of *MARCH*, 2012, before me the undersigned officer, personally appeared William Tasman, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public
My Commission Expires: *11-26-2014*



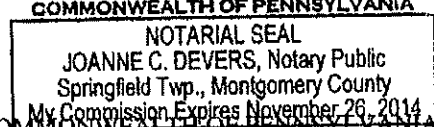
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *Montgomery*

On the *8* day of *MARCH*, 2012, before me the undersigned officer, personally appeared Gary C. Brown, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public
My Commission Expires: *11-26-2014*



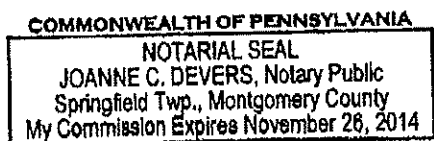
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *Montgomery*

On the *8* day of *MARCH*, 2012, before me the undersigned officer, personally appeared James F. Vander, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public
My Commission Expires: *11-26-2014*



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Montgomery

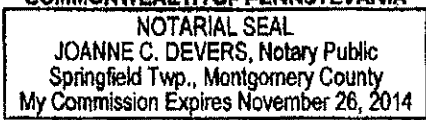
On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared T. Ramsey ~~Thorp~~, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

* Thorp

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

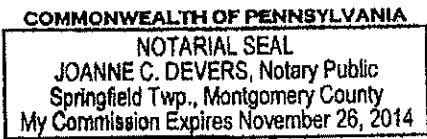
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared Robert S. Bailey, Jr., who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

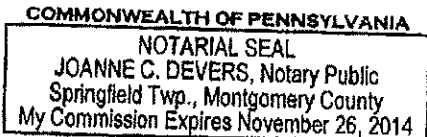
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared William E. Benson, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

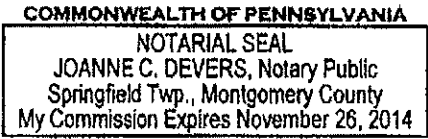
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared Carl D. Regillo, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

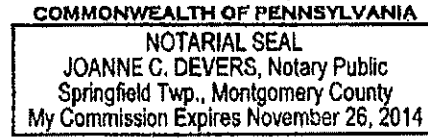
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared Allen C. Ho, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

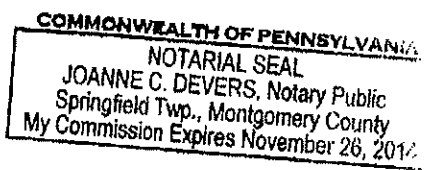
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared Mitchell S. Fineman, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

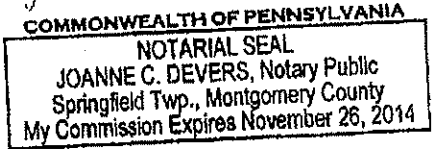
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared Amy Elizabeth Weber, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



COMMONWEALTH OF PENNSYLVANIA

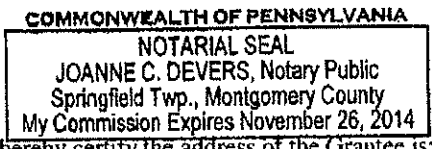
COUNTY OF Montgomery

On the 8 day of MARCH, 2012, before me the undersigned officer, personally appeared Judith E. Melick, Executor of the Estate of J. Arch McNamara, deceased, partner, who acknowledged himself to be the Partner of Springfield Realty Associates, a Pennsylvania General Partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as Partner.

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

Joanne C. Devers
Notary Public

My Commission Expires: 11-26-2014



I hereby certify the address of the Grantee is:

620 Hermit Street
Philadelphia, PA 19128

On behalf of the Grantee

RECORD AND RETURN TO

Weichert Closing Services Co.
220 Commerce Drive,
Ft. Washington, PA 19034
WCS-117726





Chapter 114. Zoning

Article IX. B1 Business District

§ 114-91. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:^[1]

- A. Any use permitted in the D Residence District.
- B. Store, office, studio, club or fraternal institution, barber- or hairdressing or other personal service shop or beauty parlor, bank, financial institution, telegraph office or public utility business office.
[Amended 4-9-1980 by Ord. No. 694]
- C. Minor garage, motor vehicle parking lot.
- D. Restaurant, tearoom, rooming house, boardinghouse, animal hospital, commercial greenhouse, florist shop, undertaking and embalming establishment, cemetery.
- E. Hotel and group home, when authorized as a special exception.
[Amended 11-10-2010 by Ord. No. 905]
- F. Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises and employing not more than five persons.
- G. Hand laundry, tailoring, dressmaking or shoe repair shop, employing not more than five persons.
- H. Theater, when authorized as a special exception.
- I. New motor vehicle sales and service dealership, including used motor vehicle sales when the vehicle is acquired in trade at that dealership, provided that all vehicle repair or service work and vehicle parts storage takes place within an enclosed building or buildings and no vehicle dismantling, salvage or wrecking is performed.

[Added 9-13-1995 by Ord. No. 810]^[2]

^[2] *Editor's Note: This ordinance also provided for the relettering of former Subsections I and J as K and L.*

J. Used motor vehicle sales, when authorized as a special exception, provided that all vehicle repair or service work and vehicle parts storage take place within an enclosed building or buildings and no vehicle dismantling, salvage, or wrecking shall be permitted.
[Added 9-13-1995 by Ord. No. 810]

K. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.

L. Any use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a special exception.
[1] *Editor's Note: Ord. No. 517, adopted 12-9-1964, deleted "motor vehicle sales agency, public garage or gasoline station, when authorized as a special exception" as permitted uses.*



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

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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, August 15, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-18: This is the application of **Mr. Sanjiv Jain**, owner of the properties located at 40 & 42 Grove Avenue, Flourtown, PA, 19038, known as Parcel #5200-0790-0004 and Parcel #5200-0790-3001. The applicant has requested a revision to a condition of the Zoning Hearing Board approval issued on November 15, 2010 for these two parcels. In November of 2010, the Zoning Hearing Board approved a garage connection between the exist garages on these two properties. A condition was placed on this approval that stated that if one or both of the properties were every sold, the connective structure would have to be removed. The applicant has requested that the connective structure remain, since he purchased both properties. The properties are zoned within the C-Residential District of Ward #1 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. 2218

DATE: 6-30-22

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Sanjiv Jain
(Name of Applicant)

Of (Address) 40 & 42 Grove Ave, Flourtown Pa 19031

(Telephone No.) 215-287-5600

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

Other (please specify) Revision to Zoning Board decision dated 11/15/2010

The property concerned is located at 40 & 42 Grove Ave, Flourtown Pa 19031

Petitioner's Interest in the property is Current Owner

Present use of property 2 single Family Homes

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

The variance, as recorded, required that the carport structure must be removed at resale of one or both of the two properties.

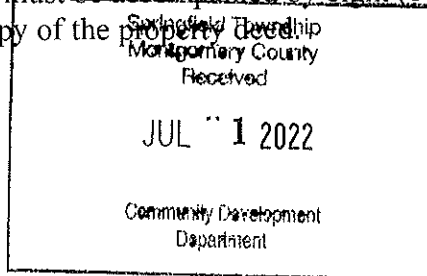
It was the original applicant's recollection that this condition was put in and applicable if the two properties are owned by different people. That is not the case here.

Both properties, though sold, sold to one owner of both.

I, the petitioner, request that the variance be continued.

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 # 11381
\$500.00
Case # 22-18



[Handwritten Signature]
Applicant's Signature
[Handwritten 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.

Sanjiv Jain

Printed Name of Applicant


Applicant's Signature and Date

6-30-2022

20SLS026
RECORD AND RETURN TO:
LEADER SETTLEMENT SERVICES, LLC
150 N. RADNOR CHESTER ROAD
SUITE F200
RADNOR, PA 19087

Parcel #: 52-00-07900-00-4

40 Grove Avenue
Flourtown, PA 19031

This Indenture made the 25th day of December in the
year of our Lord two thousand and twenty-one (2021)

Between Antonio Angelo Mascaro and Donna Camille Mascaro (hereinafter
called the Grantor(s)). of the one part. and

40 GROVE AVE, LLC (hereinafter called the Grantee(s)). of the
other part,

Witnesseth. That the said Grantor(s) for and in consideration of the sum of SEVEN
HUNDRED FIFTY THOUSAND and 00/100 DO LLARS (\$750,000.00) lawful
money of the United States of America, unto them well and truly paid by the said
Grantee(s), 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 Grantee(s), their
heirs and assigns, all of their interest in 40 Grove Avenue, Flourtown, PA 19031:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

BEING the same premises conveyed to Antonio Angelo Mascaro and Donna Camille Mascaro, as tenants by the entirety, under Deed from Antonio A. Mascaro and Donna C. McColgan, dated 07/21/2021, recorded in the Montgomery Recorder of Deeds Office on 08/18/2021 in Deed Book 6241, Page 1741.

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


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

And the said Grantor(s), their heirs, executors and administrators do hereby covenant, promise and agree, to and with the said Grantee(s), their heirs and assigns, by these presents, that they the said Grantor(s) and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their heirs and assigns, against them, the said Grantor(s) and their heirs, and 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 subject as aforesaid.

WARRANT and forever DEFEND.

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


Antonio Angelo Mascaro, Grantor (SEAL)

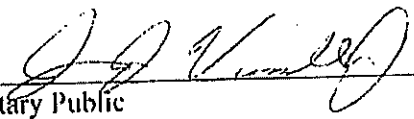

Donna Camille Mascaro, Grantor (SEAL)

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF *Montgomery* :

On the 28th day of December, 2021, before me, the undersigned officer, personally appeared **Antonio Angelo Mascaro**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such.

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

Commonwealth of Pennsylvania - Notary Seal
James J. Vassallo Jr., Notary Public
Delaware County
My commission expires March 17, 2022
Commission number 1187264
Member, Pennsylvania Association of Notaries

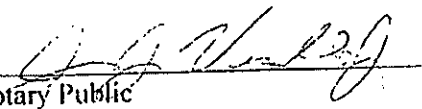

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF *Montgomery* :

On the 28th day of December, 2021, before me, the undersigned officer, personally appeared **Donna Camille Mascaro**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such.

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

Commonwealth of Pennsylvania - Notary Seal
James J. Vassallo Jr., Notary Public
Delaware County
My commission expires March 17, 2022
Commission number 1187264
Member, Pennsylvania Association of Notaries


Notary Public

GRANTEES ADDRESS:
1004 E. Willow Grove Avenue
Wyndmoor, PA 19038

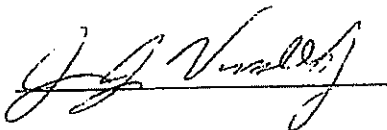


EXHIBIT "A"

ALL THAT CERTAIN dwelling and Lot or piece of land situate in the Township of Springfield, County of Montgomery and State of Pennsylvania, being Lots Nos. 44 and 45 on Plan of Lots laid out by Ruddach and McCracken, and recorded in the Office for Recording of Deeds at Norristown, Pennsylvania, in Deed Book No. 607 Page 500, said Lots being bounded and described as follows:

BEGINNING at a point on the Southerly side of Grove Avenue, a corner of this and Lot No. 46 on said Plan; thence Southwardly by line of Lot No. 46 155.19 feet to a line of land now or late of Charles Slifer; thence by said land South 71 degrees 5 minutes 15 seconds West 100.4 feet to a point in line of Lot No. 43; thence by said Lot Northwardly 157.95 feet to the Southerly side of Grove Avenue aforesaid and by said side thereof North 72 degrees 40 minutes 7 0.5 seconds East 100 feet to the place of BEGINNING.

FOR INFORMATION ONLY: BEING PARCEL NO. 52-00-07900-00-4

BEING known as 40 Grove Avenue.

BEING County Parcel 52-00-07900-00-4.

BEING the same premises conveyed to Antonio Angelo Mascaro and Donna Camille Mascaro, as tenants by the entirety, under Deed from Antonio A. Mascaro and Donna C. McColgan, dated 07/21/2021, recorded in the Montgomery Recorder of Deeds Office on 08/18/2021 in Deed Book 6241, Page 1741.

BEING the same premises conveyed to Antonio A. Mascaro and Donna C. McColgan, as joint Tenants with right of Survivorship, under Deed from Agnes I. Kline, Executrix of the Estate of Ephraim P. Kelley, Jr., deceased, dated 08/31/1987, recorded in the Montgomery Recorder of Deeds Office on 09/02/1987 in Deed Book 4849, Page 2127.

20SLS263
RECORD AND RETURN TO:
LEADER SETTLEMENT SERVICES, LLC
150 N. RADNOR CHESTER ROAD
SUITE F200
RADNOR, PA 19087

Parcel #: 52-00-07903-00-1

42 Grove Avenue
Flourtown, PA 19031

This Indenture made the 28th day of December in the
year of our Lord two thousand and twenty-one (2021)

Between **Antonio Mascaro and Donna Camille Mascaro** (hereinafter called
the Grantor(s)), of the one part, and
42 GROVE AVE, LLC (hereinafter called the Grantee(s)), of the
other part,

Witnesseth, That the said Grantor(s) for and in consideration of the sum of **SIX
HUNDRED FIFTY THOUSAND and 00/100 DO LLARS (\$650,000.00)** lawful
money of the United States of America, unto them well and truly paid by the said
Grantee(s), 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 Grantee(s), their
heirs and assigns, all of their interest in 42 Grove Avenue, Flourtown, PA 19031:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

BEING the same premises conveyed to Antonio Mascaro and Donna Camille Mascaro, husband and wife, under Deed from Thomas A. Brunt, widower, dated 12/21/2005, recorded in the Montgomery Recorder of Deeds Office on 01/12/2006 in Deed Book 5586, Page 1936

NOTE: Elizabeth D. Brunt purportedly died on August 25, 2005.

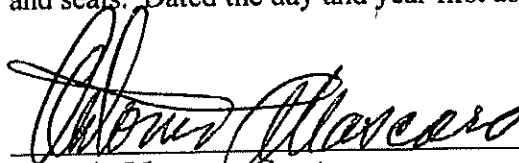
Together with all and singular the, buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on in any wise appertaining, and the reversions and remainders,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

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

And the said Grantor(s), their heirs, executors and administrators do hereby covenant, promise and agree, to and with the said Grantee(s), their heirs and assigns, by these presents, that they the said Grantor(s) and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their heirs and assigns, against them, the said Grantor(s) and their heirs, and 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 subject as aforesaid.

WARRANT and forever DEFEND.

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



Antonio Mascaro, Grantor (SEAL)

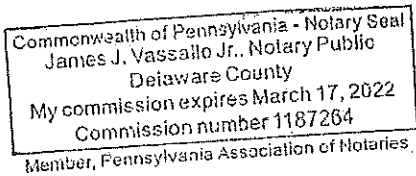


Donna Camille Mascaro, Grantor (SEAL)

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF *Montgomery* :

On the 25th day of December, 2021, before me, the undersigned officer, personally appeared **Antonio Mascaro**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such.

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

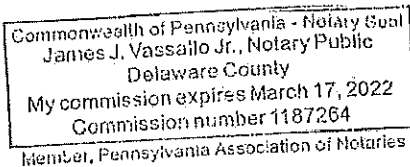


Notary Public

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF *Montgomery* :

On the 25th day of December, 2021, before me, the undersigned officer, personally appeared **Donna Camille Mascaro**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such.

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



Notary Public

GRANTEES ADDRESS:
1004 E. Willow Grove Avenue
Wyndmoor, PA 19038

Notary Public

EXHIBIT "A"

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Springfield, County of Montgomery, State of Pennsylvania, and described according to a Plan and Survey thereof made by Barton & Martin, Engineers, on March 5, 1942, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grove Avenue (forty feet wide) at the distance of one hundred five feet Northeastwardly from the intersection of the Northeastly side of Schnell Avenue (forty feet wide) and the Southeasterly side of Grove Avenue produced; containing in front or breadth on said Grove Avenue Northeastwardly fifty feet, and extending of that width in length or depth Southeastwardly between parallel lines at right angles with said Grove Avenue one hundred fifty-seven and ninety-five one-hundredths feet to the Easterly line thereof and one hundred fifty-nine and thirty-three one-hundredths feet on the Westerly line thereof, and containing fifty and two one-hundredths feet on the rear line thereof.

BEING County Parcel No. 52-00-07903-00-1.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions as of record.

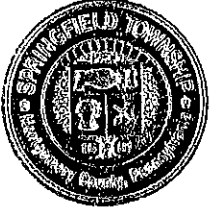
BEING Lot No 43 as shown on said Plan.

BEING known as 42 Grove Avenue.

BEING County Parcel 52-00-07903-00-1.

BEING the same premises conveyed to Antonio Mascaro and Donna Camille Mascaro, husband and wife, under Deed from Thomas A. Brunt, widower, dated 12/21/2005, recorded in the Montgomery Recorder of Deeds Office on 01/12/2006 in Deed Book 5586, Page 1936

NOTE: Elizabeth D. Brunt purportedly died on August 25, 2005.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA
Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038
Website: www.Springfield-Montco.org Phone: 215-836-7600
Fax: 215-836-7180

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Secretary-Manager

Sean P. Kilkenny
Solicitor

Bonny S. Davis
Treasurer

Amy Riddle Montgomery
Engineer

November 16, 2010

Tony Mascaro
40 Grove Avenue
Flourtown, PA 19031

RE: Zoning Hearing Board Petition # 2010-16 – 40-42 Grove Avenue, Flourtown, PA
19031

Dear Mr. Mascaro:

Your petition #2010-16 to the Zoning Hearing Board, on November 15, 2010 has been approved with conditions. A signed copy of your application is attached for your records. Naturally this approval is granted subject to your being in compliance with all other applicable local, state and federal laws/requirements.

This grant will expire within twelve (12) months from the date of authorization should a building permit not be obtained within such time period.

Please do not hesitate to contact me if you have any questions or need any further assistance.

Very truly yours,

Robert S. Dunlop
Code Enforcement Inspector/Zoning Officer

RSD:rl
enc.

Cc: B. Kirk

**TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038**

Springfield Township
RECEIVED

OCT 27 2010

COMMUNITY
DEVELOPMENT
Montgomery County

NO. 2010-16
DATE: 10-26-10

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

I/We Tony Mascaro of
(Name of Applicant)

40 Grove Avenue, Flourtown, PA 19031 (Address) (215) 806-8952 Cell, (215) 836-4467 Home
(Telephone No.)

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 114-131, Subsection C.(2)(c), of the Springfield Township Zoning Code.

 Other (please specify) _____

The Property concerned is located at: 40-42 Grove Avenue, Flourtown, PA 19031

Petitioner's Interest in the Property is: Property Owner

Present use of Property: Single Family House

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.

Existing garage in rear yard at 40 Grove Ave. with 5 foot set back side. Erecting new garage at 42 Grove Ave. with 5 foot side set back & 7 foot rear set back. Petitioning to erect a removable carport between both garages 10 feet wide, to be made of same material to match both garages. If property sold, carport can be removed.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans and Application Fee.

Rony Alvarado
Applicant's Signature
Rony Alvarado
Owner's Signature

Do not write in this space.

Petition granted. 11/15/10

Petition refused.

The following special conditions are imposed.

1) Garage/Carport is for personal, residential use only.

2) Carport structure must be removed at re-sale of one, or both of the two subject properties.

3) Any increase in size of the structure would require additional relief from Zoning Hearing Board

By Order of the Zoning Hearing Board

Keith Clifford
Wegon Will Dunning
Joe Cliff

ADDRESS 40-42 Grove Avenue, Flourtown, PA 19031

DATE 11/15/10

GRANTED X

DENIED

ZONING DISTRICT C-Res

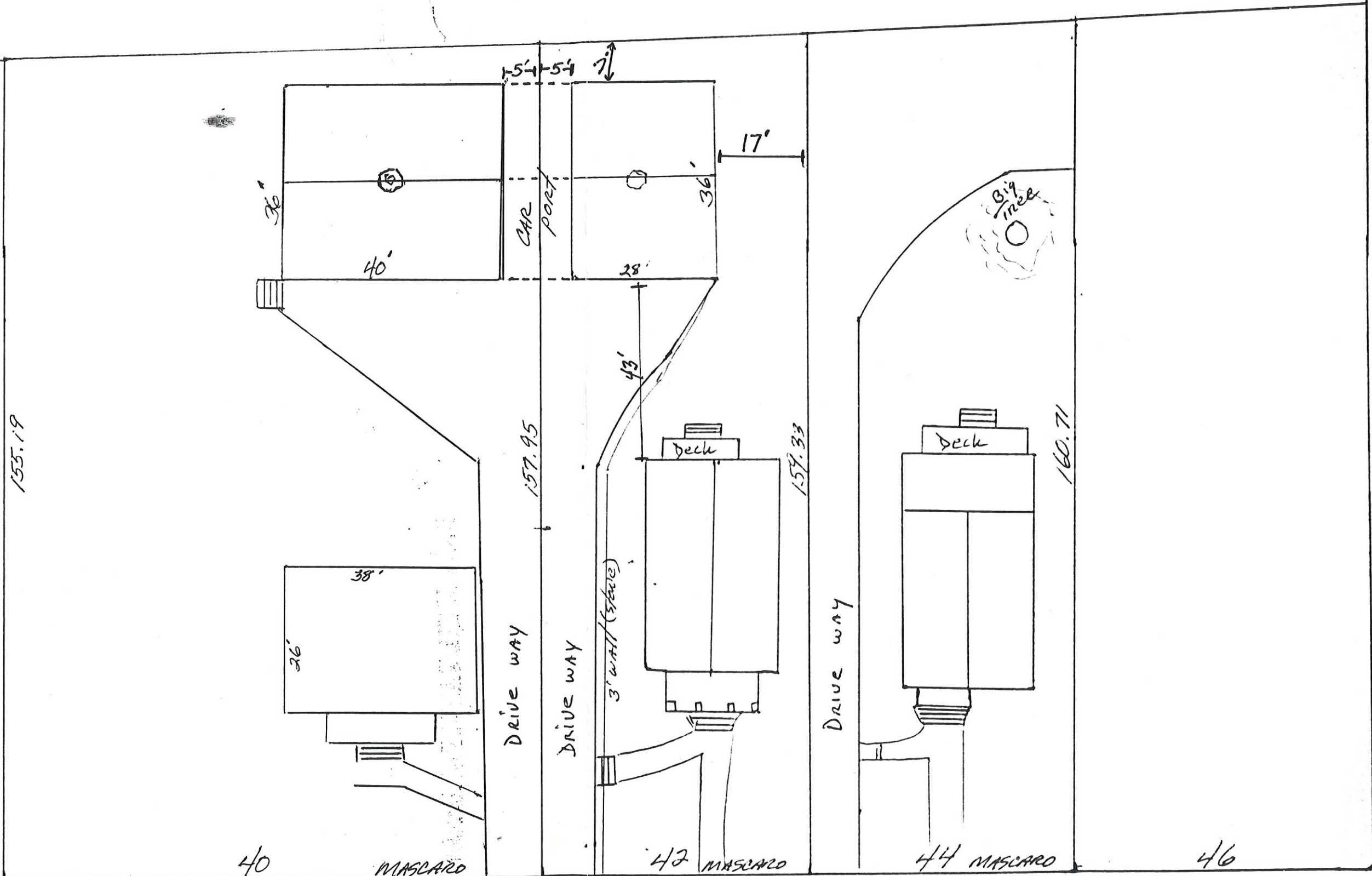
VARIANCE OR SPECIAL EXCEPTION REQUESTED ~~variances from sec.114-131.C.(2)(c) to allow the construction of a garage in the rear yard of 42 Grove Ave., with a side yard setback of 5'. Bldg would be connected to detached garage at 40 Grove Ave by a carport that would be removable in future~~

CONDITIONS REQUIRED BY BOARD 1)Garage/carport is for personal residence use only. 2) Carport structure must be removed at re-sale of one, or both of the two properties 3) Any increase in size of structure would require additional relief from ZHB

EXTENSIONS GRANTED

A-3

Petitioning
ERECT A REMOVABLE
CAR PORT BETWEEN
EXISTING GARAGE AT
40 GROVE AVE, AND
NEW GARAGE
PROPOSED AT 42
GROVE. MADE FROM
SAME MATERIAL
TO MATCH BOTH
GARAGES. IF
PROPERTY IS SOLD,
CAR PORT CAN BE
REMOVED.

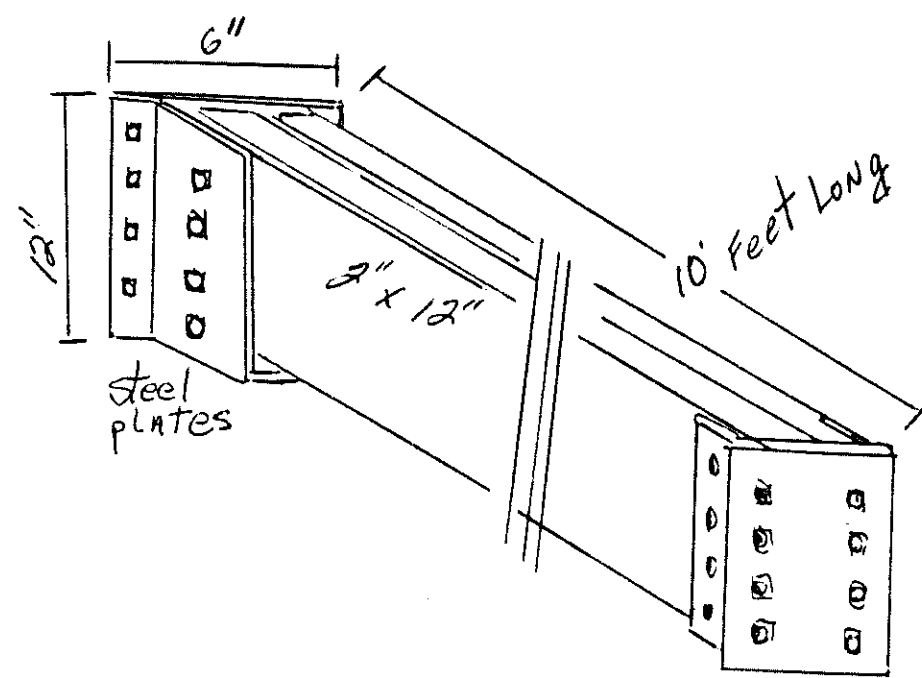
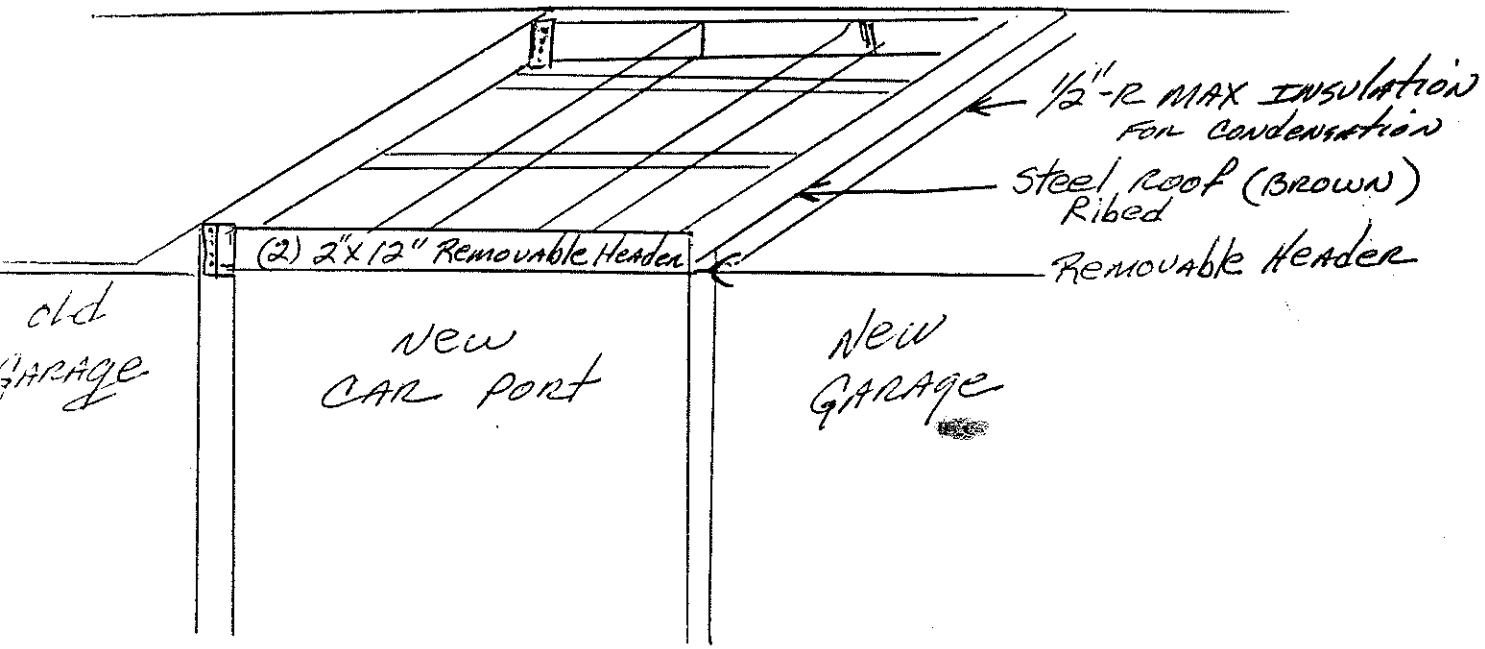


SCALE 36
1" = 30 FEET

GROVE AVENUE

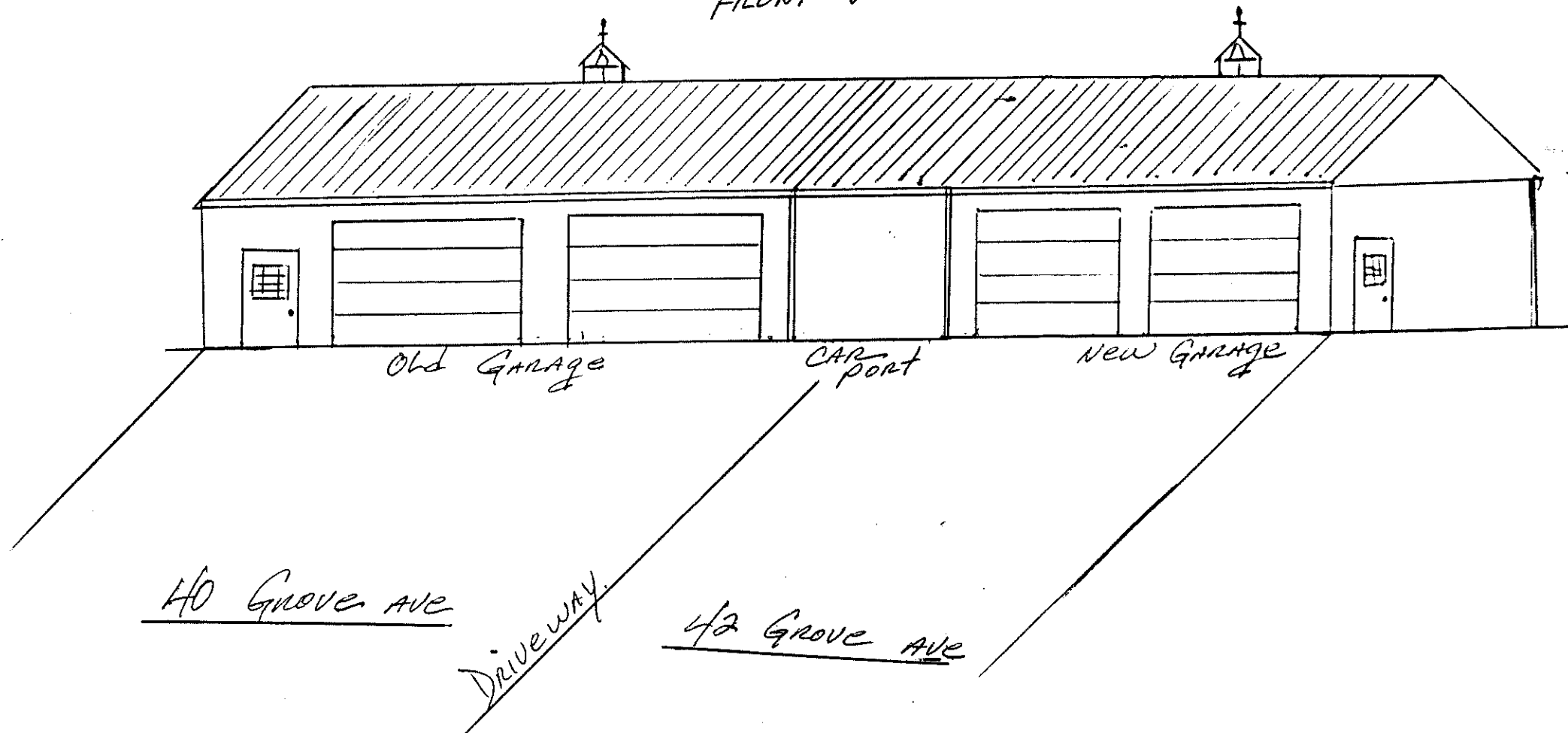
NAME TONY MASCARO
40-42 GROVE AVE
FLOURTOWN PA. 19031
215-806-8952
SCALE 1" = 30 FEET

SCHNELL AVENUE

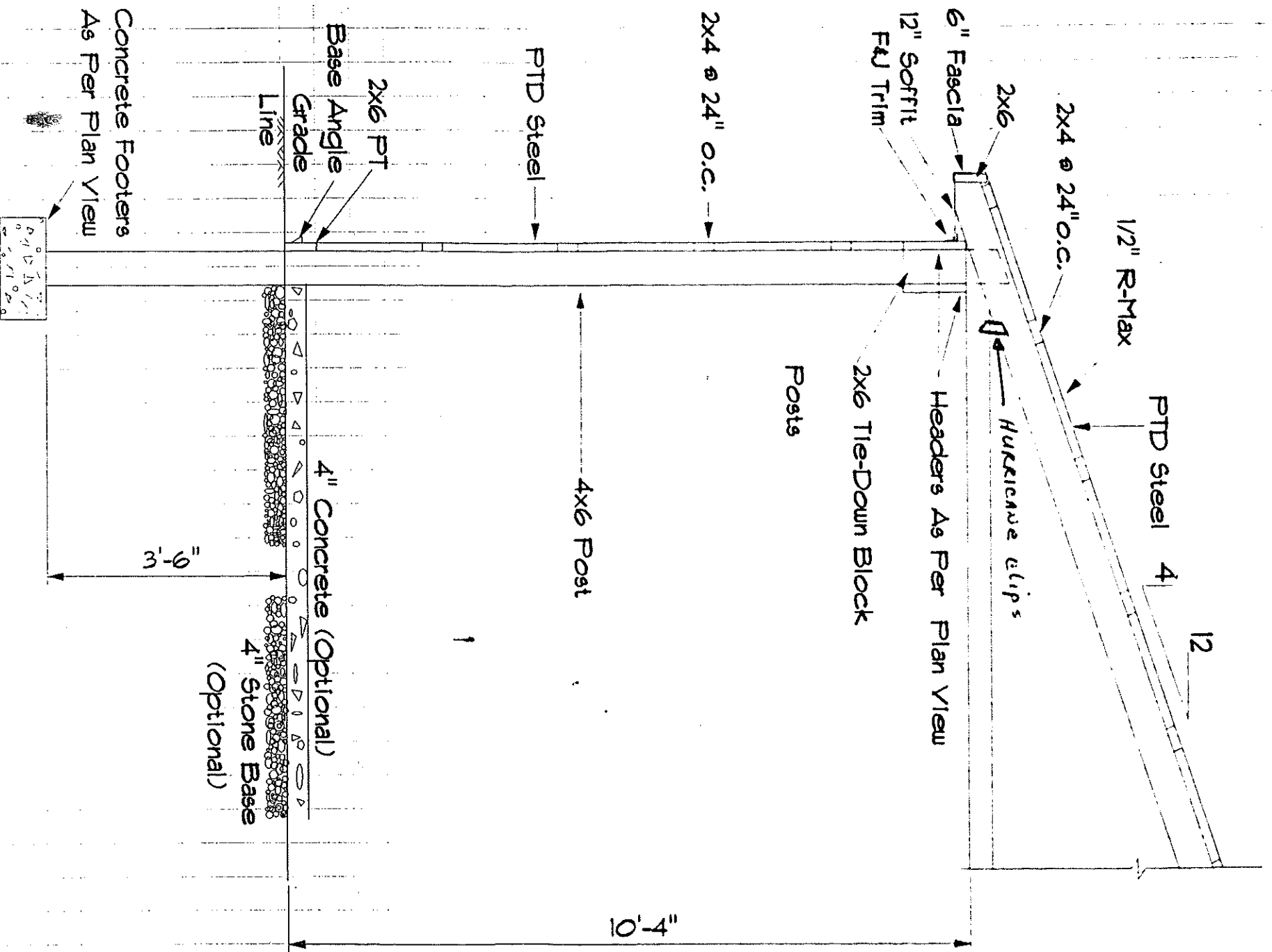


3 REMOVABLE HEADERS, SUPPORTS CAR PORT

FRONT VIEW



NAME TONY MASCARO
40-42 GROVE AVE
FLOUERTOWN PA. 19031
CAR PORT & NEW GARAGE
 NOT TO SCALE
 PHONE # 215-806-8952



Typical Wall Section

No Scale

NAME	TONY MASCARO
SCALE	NONE
SHEET	OF
SIZE	
40 GROVE ED.	
FLOUERTOWN, PA 19031	
Phone 215 806-8952	

Conestoga Buildings, Inc.
 202 Orlan Road
 New Holland, PA 17557
 1-800-544-9464