



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
*President*

Baird M. Standish  
*Vice President*

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

## 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, August 28, 2023**, at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #23-17:** This is the application of **Michael DeLaurentis**, owner of the property located at 2 Terminal Avenue, Erdenheim, PA 19038, known as Parcel #5200-1727-5007. The applicant has requested a variance from Section 114-135. A of the Springfield Township Zoning Ordinance. The applicant seeks approval to install a six-foot-high solid fence along the property line adjoining Terminal Avenue. Six-foot-high fencing is required to be setback 15 feet from any property line abutting a public right-of-way. The property is zoned within the B-Residential District of Ward #4 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-DAY 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.



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Brendan May

Mr. Michael DeLaurentis  
2 Terminal Avenue  
Erdenheim, PA 19038

July 25, 2023

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

**Re: Zoning Hearing Board Application #23-17, for the property located at 2 Terminal Avenue, Erdenheim, PA 19038. Known as Parcel #5200-1727-5007.**

Dear Mr. DeLaurentis,

This letter is sent to inform you that on Monday, July 24, 2023, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-17, filed for the property located at 2 Terminal Avenue, Erdenheim, PA, 19038. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, August 28, 2023. This meeting has a 7:00 P.M. start time and will be held in the Board Room of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale  
Director of Planning & Zoning  
Springfield Township

Cc: Zoning Hearing Board Members  
Catharine M. Harper, Esq.; Zoning Hearing Board Solicitor  
Michael Taylor, Springfield Township Manager  
James J. Garrity, Esq. Township Solicitor  
File Copy (2)

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

Springfield Township  
Montgomery County  
Received  
  
JUN 29 REC'D  
  
Community Development  
Department

NO. 23-17

DATE: 6/29/23

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Michael DeLaurentis  
(Name of Applicant)

Of (Address) 2 Terminal Avenue, Erdenheim, PA 19038

(Telephone No.) 215-410-6232

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 135,  
Subsection A, of the Springfield Township Zoning Code.

         Other (please specify)         

The property concerned is located at 2 Terminal Avenue, Erdenheim, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

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

We seek approval to allow a six foot high solid fence to be installed along our property

line that adjoins Terminal Avenue. The need for a six foot high fence is due to our

intent to provide a secure and screened yard for both our children and our dog.

Our street has very heavy foot traffic and what we consider our rear yard is open to

everyones view. This is an issue for us as our dog has the ability to clear the four foot

high fencing we recently removed. Our concern for our child's safety is based on the

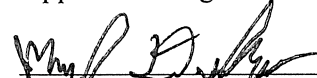
amount of traffic that uses Montgomery and Terminal Avenue daily.

**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 # 1272  
\$500.00

Case # 23-17

Applicant's Signature



Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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**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.

Michael DeLaurentis  
Printed Name of Applicant

  
Applicant's Signature and Date

### **Section 114-135 Fences & Walls**

- 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.

### **Section 114-21: Front Yard(s)**

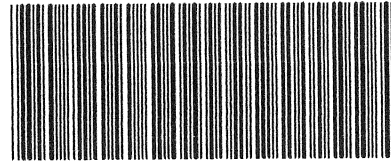
The required open space extending along and back from the street line of any street on which the lot abuts.



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 6180 PG 01873 to 01876**  
INSTRUMENT # : 2020035263  
RECORDED DATE: 05/18/2020 10:32:29 AM



5765098-0020Z

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6044544 - 2 Doc(s)
<b>Document Date:</b> 04/20/2020	<b>Document Page Count:</b> 3
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley
<b>RETURN TO:</b> (Simplifile) G M S S - Rq 980 Harvest Drive Suite 200 Blue Bell, PA 19422 (215) 641-8000	<b>PAID BY:</b> G M S S - RQ
<b>* PROPERTY DATA:</b>	
Parcel ID #: 52-00-17275-00-7	
Address: 2 TERMINAL AVE	
	ERDENHEIM PA 19038
Municipality: Springfield Township (100%)	
School District: Springfield	
<b>* ASSOCIATED DOCUMENT(S):</b>	

**CONSIDERATION/SECURED AMT: \$420,000.00**

**FEES / TAXES:**

Recording Fee:Deed	\$86.75
Additional Names Fee	\$0.50
Affordable Housing Names	\$0.50
State RTT	\$4,200.00
Springfield Township RTT	\$2,100.00
Springfield School District RTT	\$2,100.00
<b>Total:</b>	<b>\$8,487.75</b>

DEED BK 6180 PG 01873 to 01876  
Recorded Date: 05/18/2020 10:32:29 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: **Greater Montgomery Settlement Services, LLC**  
**ATTN: Madison Brandt**  
**910 Harvest Drive, Suite 100**  
**Blue Bell, PA19422**  
**Phone: 215-654-5443**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-17275-00-7 SPRINGFIELD TOWNSHIP  
2 TERMINAL AVE  
CLARK BRENDAN P & LYNDA L KING \$15.00  
B 042 L 6 U 032 1101 05/11/2020 JG

Return To: **Greater Montgomery Settlement Services, LLC**  
**ATTN: Madison Brandt**  
**910 Harvest Drive, Suite 100**  
**Blue Bell, PA19422**  
**Phone: 215-654-5443**

52-00-17275-007  
2 Terminal Avenue, Springfield, PA  
19038  
File No. 321-020211

Fee Simple Deed

**This Deed**, made on April 20, 2020, between,

**Brendan P. Clark and Lynda L. King, nka Lynda Clark**

hereinafter called the Grantors of the one part, and

**Michael M DeLaurentis and Kimberly K DeLaurentis**

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Four Hundred Twenty Thousand and 00/100 Dollars, (\$420,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns as tenants by entirety

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania being Lot No. 6 on certain plan of Erdeheim Terrace laid out for Henry B. Auchy by Albright and Mebus, C. E. dated December 1908, which said plan is recorded in Deed Book No. 602, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point the intersection of the Northeasterly side of Montgomery Avenue (50 feet wide) with the Southeasterly side of Terminal Avenue (50 feet wide); thence extending along said side of Terminal Avenue on the curve on the right with a radius of 552.01 feet, the arc distance of 151 feet 10-7/8 inches to a point; a corner of Lot No. 112; thence extending in a Southeasterly direction on a line parallel with Montgomery Avenue and along the Southwesterly line of Lot No. 112; 29 feet 2-3/4 inches to a point; a corner of Lot No. 5; thence extending Southwesterly on a line at right angles to Montgomery Avenue and along the Northwesterly line of Lot No. 5, 150 feet to a point in the aforesaid side of Montgomery Avenue; thence extending along the same Northwestwardly, 50 feet to the first mentioned point and place of beginning.

Being the same premises which James D. Flanigan and Bernadette M. Flanigan his wife by Deed dated 11/30/1986 and recorded 12/15/1986 in Montgomery County in 4822 Page 1873 conveyed unto Brendan P. Clark and Lynda L. King his wife, in fee.

14-



And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness [Signature] Brendan P. Clark  
Brendan P. Clark

Print Witness Name: [Signature]

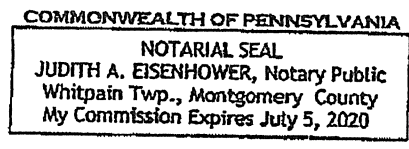
Witness [Signature] Lynda L. King, aka Lynda Clark  
Lynda L. King, aka Lynda Clark

Print: [Signature]

State/Commonwealth of Pennsylvania  
County of Montgomery

On this 22 day of Apr., 2020, before me, the undersigned officer, personally appeared Brendan P. Clark and Lynda L. King, aka Lynda Clark, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal  
[Signature]  
Notary Public



And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness [Signature] Brendan P. Clark  
Brendan P. Clark

Print Witness Name: Sherrilyn Hillkos

Witness [Signature] Lynda L. King, aka Lynda Clark  
Lynda L. King, aka Lynda Clark

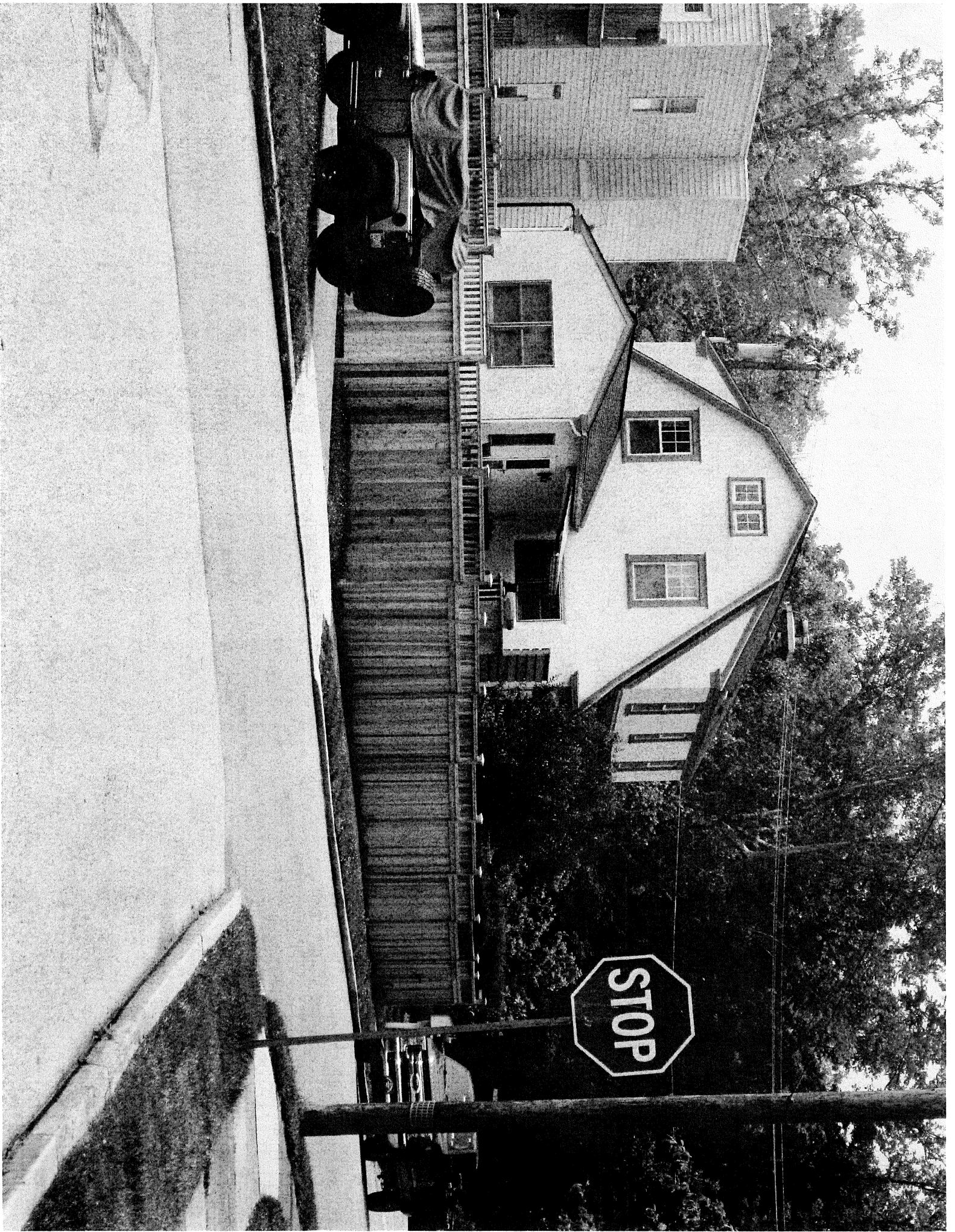
Print: Sherrilyn Hillkos

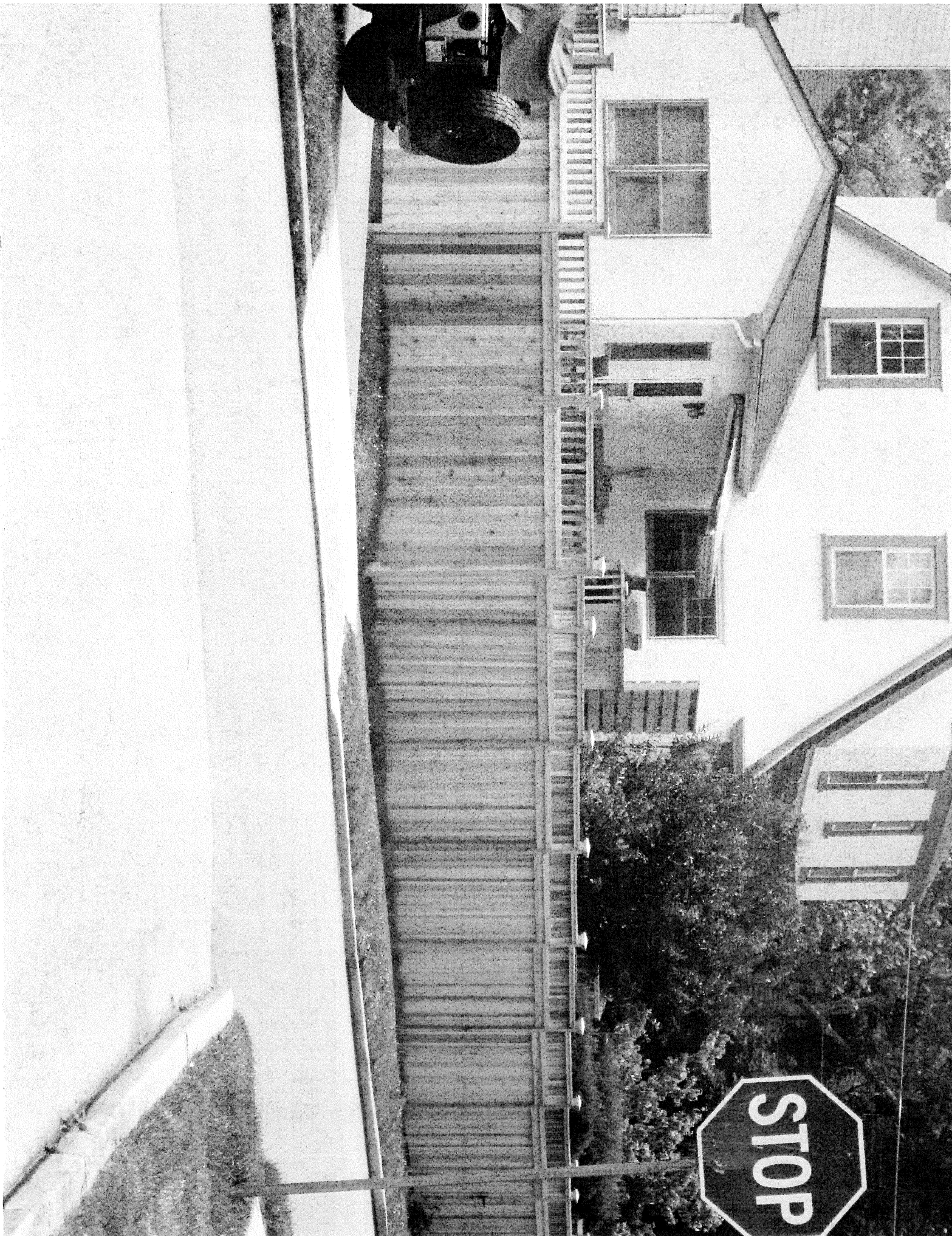
State/Commonwealth of Pennsylvania  
County of Montgomery

On this 20 day of April, 2020, before me, the undersigned officer, personally appeared Brendan P. Clark and Lynda L. King, nka Lynda Clark, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal  
[Signature]  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
JUDITH A. EISENHOWER, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires July 5, 2020





STOP