



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Vice President

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Engineer

Mr. & Mrs. Michael DeLaurentis
2 Terminal Avenue
Erdenheim, PA 19038

September 27, 2023

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

Dear Mr. & Mrs. DeLaurentis,

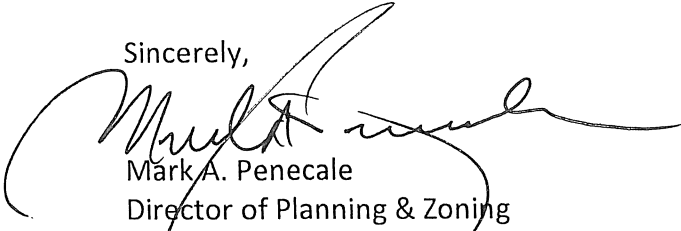
This letter is sent to inform you that on Tuesday, September 26, 2023, the Springfield Township Zoning Hearing Board approved the variance you requested from Section 114-135. A of the Springfield Township Zoning Ordinance. The approval of this application allows for the fencing installed along the Terminal Avenue frontage of the property to remain in its current location with the following conditions:

1. The existing six-foot-high fencing must be reduced to (4) four feet in height, with no more than (1) one foot of lattice installed along the top of the fencing, for a total of not more than (5) five feet in total height.
2. Landscaping must be installed between the fence line and property line as per the exhibit provided and entered into the record for this application.
3. No portion of the fencing is permitted to be located within the public right-of-way without the express written permission of the Board of Commissioners of Springfield Township.

The approval of this application was unanimous and based on the testimony and exhibits entered into the record for this application.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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James F. Kratz, Esq.
Stevens & Lee
840 West Hamilton Street, Suite 521
Allentown, PA 18101

September 27, 2023

OFFICERS

A. Michael Taylor
Secretary-Manager

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Solicitor

Joelle Kleinman
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Re: Zoning Hearing Board Application #23-18, for the property located at 1842 Bethlehem Pike, Flourtown, PA 19031, Known as Parcel #5200-0190-4006 and Parcel #5200-0190-3007.

Dear Mr. Kratz,

This letter is sent to inform you that on Tuesday, September 26, 2023, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-18, filed for the property located at 1842 Bethlehem Pike, Flourtown, PA 19031. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, November 27, 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)



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Engineer

Mr. & Mrs. Peter Duncan
201 Yeakel Avenue
Erdenheim, PA 19038

September 27, 2023

Re: Zoning Hearing Board Application #23-19 for the property located 201 Yeakel Avenue, Erdenheim, PA 19038, known as Parcel Number 5200-1936-6004.

Dear Mr. & Mrs. Duncan,

This letter is sent to inform you that on Tuesday, September 26, 2023, the Springfield Township Zoning Hearing Board approved the variances you requested from Section 114-64. (A) and Section 114-64. (B) of the Springfield Township Zoning Ordinance. The approval of this application allows for the construction of the proposed addition to the existing single-family dwelling that will encroach 2.25 feet into the required 30-foot front yard setback and 4 feet, 1 inch into the required 10-foot side yard setback to continue, providing there is no increase to the existing nonconforming encroachments.

The approval of this application was unanimous and based on the testimony and exhibits entered into the record for this application.

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

Sincerely,

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Timothy P. Woodrow, PE
Engineer

Mr. Dean Stephan
126 Lorraine, LLC
126 Lorraine Avenue
Oreland, PA 19075

September 27, 2023

Re: Zoning Hearing Board Application #23-20 for the property located at 126 Lorraine Avenue, Oreland, PA 19075, known as Parcel Number 5200-1011-7001 and Parcel Number 5200-1011-6002.

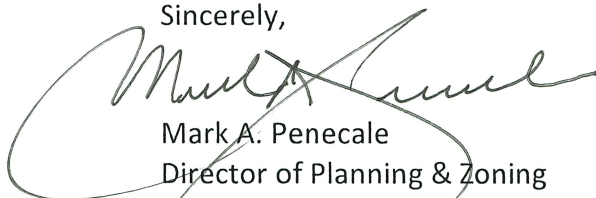
Dear Mrs. Stephan,

This letter is sent to inform you that on Tuesday, September 26, 2023, the Springfield Township Zoning Hearing Board approved the special exception requested from Section 114-91 of the Springfield Township Zoning Ordinance. The approval of this application allows for automotive sales and repairs of classic vehicles in accordance with the testimony and exhibits entered into the record for this application.

The approval of this application was unanimous.

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

Sincerely,



Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township