



**Springfield Township
Zoning Hearing Board
October 23, 2023
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board Member
Megan McDonough; Esq., Vice Chair, Zoning Hearing Board
Ed Fox; Esq., Zoning Hearing Board Member
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 #23-21: This is the application of **Holy Martyrs Catholic Church**, owner of the property located at 120 Allison Road, Oreland, PA 19075, known as Parcel #5200-1207-6004 & Parcel #5200-0016-6007. The applicant has requested a variance from Section 114-91 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate a pre-school at the site that will offer childcare and educational services for children between the ages of 18 months and 5 years of age. The property is zoned within the B-Business District of Ward #3 of Springfield Township.

Case #23-22: This is the application of **Jonathan Bykowski**, owner of the property located at 208 Yeakel Avenue, Erdenheim, PA 19038, known as Parcel #5200-1934-8004. The applicant has requested a special exception from Section 114-64 and in the alternative, a variance has been requested from Section 114-138.G of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a second-floor addition to the home that is proposed to be 7 feet from the side property line, instead of the required 10 feet. The proposed addition will be constructed over the existing first floor. The property is zoned within the B-Residential District of Ward #4 of Springfield Township.

Case #23-23: This is the application of **LaSalle College High School**, owner of the property located at 8605 Cheltenham Avenue, Wyndmoor, PA 19038, known as Parcel #5200-0327-4004. The applicant has requested a variance from Section 114-144.A.3, {Attachment 3:1} of the Springfield Township Zoning

Ordinance. The applicant seeks approval to replace the existing monument style sign fronting on Cheltenham Avenue in the area of Lower Bartley Field. The new sign is 45 square feet in size and is proposed to replace a 71 square foot sign in the same location. The property is zoned within the Institutional District of Ward #7 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, November 27, 2023, 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



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

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, October 23, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-21: This is the application of **Holy Martyrs Catholic Church**, owner of the property located at 120 Allison Road, Oreland, PA 19075, known as Parcel #5200-1207-6004 & Parcel #5200-0016-6007. The applicant has requested a variance from Section 114-91 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate a pre-school at the site that will offer childcare and educational services for children between the ages of 18 months and 5 years of age. The property is zoned within the B-Business 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-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.

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

NO. #23-21

DATE: 9/17/2023

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Holy Martyrs Catholic Church
(Name of Applicant)

Of (Address) 120 Allison Road, Oreland, Pa 19075

(Telephone No.) 215-884-8575

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 91,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 121 Allison Road, Oreland, PA 19075

Petitioner's Interest in the property is Property Owner

Present use of property Church & School Uses


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.

Use the second floor of the existing School Building for Caring Branches Early Care & Learning Center. The use of the building will remain educational and instructional. Holy Martyrs will enter into a lease agreement with Caring Branches Early Care & Learning Center to operate Monday through Friday. The use will involve child care and education for children between the ages of 1.5 year olds through 5 years of age. The use operates as an educational pre-school.

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 # 23-21
Check # 10236

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:

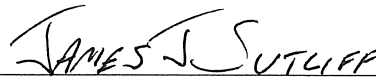
1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a 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.

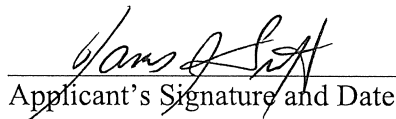
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.



Printed Name of Applicant


Applicant's Signature and Date



HOLY MARTYRS CATHOLIC CHURCH

120 ALLISON ROAD
ORELAND PENNSYLVANIA 19075
215-884-8575

HOLYMARTYRSCHURCH.ORG

24 August 2023

Joanne Ford, Director
St. Paul's Nursery School
800 Church Rd
Oreland PA 19075

To whom it may concern,

This is to confirm that Caring Branches Early Care and Learning Center is in process of agreeing to a lease to rent the former school facility at Holy Martyrs Church at 120 Allison Road in Oreland.

The plan to rent to Caring Branches has been approved by the Archdiocese of Philadelphia and the Archdiocesan Real Estate office will be constructing the lease.

General terms on length of lease and rental fee have been agreed to. Final lease terms are contingent on Holy Martyrs producing the Certificate of Occupancy and on the building meeting any DHS requirements not yet in place.

Sincerely,

Rev. Jason Kulczynski, Pastor

cc: Mr. James Sutliff, Parish Business Manager

ADDRESS 121 Allison Road, Oreland, PA 19075

DATE 4/24/17

GRANTED X

DENIED

ZONING DISTRICT B-1

VARIANCE OR SPECIAL EXCEPTION REQUESTED variance from 114-91 to allow a secondary school use, and sec. 114-134.B to ~~reduce required off-street parking for all uses on the~~ property from 761 to 170. This will make it possible to ~~operate a high school at Holy Martyrs Catholic Church~~
CONDITIONS REQUIRED BY BOARD

1) Student population will be limited to 160. All students and staff must park on subject property. 2) zoning relief granted applies to Martin Saints Classical High School, and no other school or use in the future

EXTENSIONS GRANTED

477
This Indenture MADE THE 13th
day of November in the year of our Lord one thousand nine

hundred and fifty (1950) **Between** SUNNYBROOK, INCORPORATED, (a Corporation organized and existing under the Laws of the Commonwealth of Pennsylvania) hereinafter called the Grantor, of the one part _____

AND

REVEREND JAMES A. BOLAND, as Pastor of the Holy Martyrs Roman Catholic Parish Oreland, Township of Springfield, County of Montgomery and State of Pennsylvania, not in his private or individual capacity, acting herein with the authorization of His Eminence, Dennis J. Dougherty, Cardinal Archbishop of Philadelphia, hereinafter called the Grantee, of the other part _____

Witnesseth, That the said Grantor _____

_____ for and in consideration of the sum of TWENTY THOUSAND (\$20,000.00) DOLLARS _____ lawful money of the United States of America, unto it _____ well and truly paid by the said Grantee _____

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Hath _____ granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents Doth _____ grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his successors _____

and Assigns, solely in his capacity as Pastor of the Holy Martyrs Roman Catholic Parish, Oreland, Township of Springfield, County of Montgomery, State of Pennsylvania, and not in his private or individual capacity, ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan of "Sunnybrook North Hills" made for Sunnybrook Incorporated by Barton and Martin, Engineers, dated the First day of June, A.D. 1946, and recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery in Plan Book 1680 A, page 55 etc., and more particularly bounded and described as follows to wit: BEGINNING at a point at the intersection of the Southeast side of Montgomery

475

Extending Eastwardly on a line curving to the right with a radius of Ten feet the arc distance of Fifteen and seventy-one hundredths feet to a point of tangent on the Southwest side of Clement Road (Fifty feet wide) thence extending along the same South Forty-eight degrees Forty-eight minutes Thirty seconds East One hundred and sixty-five feet to a point of curve thence extending Eastwardly on a line curving to the left with a radius of One hundred feet the arc distance of One hundred and fifty-seven and eight hundredths feet to a point thence leaving the said side of Clement Road and extending South Forty-eight degrees Forty-eight minutes Thirty seconds East One hundred and five feet to a point, thence extending South Forty-four degrees Twelve minutes Thirty-two seconds West One hundred and thirty-one and fifty hundredths feet to a point, thence extending South Eighty-six degrees Thirty-eight minutes West One hundred and forty-one and twenty-eight hundredths feet to a point, thence extending North Sixty-four degrees Twenty minutes Seventeen seconds West Fifty-four and forty-one hundredths feet to a point thence extending North Forty-eight degrees Forty eight minutes Thirty seconds West One hundred and twenty feet to a point, thence extending South Forty-one degrees Eleven minutes Thirty seconds West One hundred and Forty-five feet to a point on the said side of Ulmer Avenue, thence extending along the same North Forty-eight degrees Forty-eight minutes Thirty seconds West Ninety feet to a point of curve thence extending Northwardly on a line curving to the right with a radius of Ten feet the arc distance of Fifteen and seventy-one hundredths feet to the first mentioned point and place of beginning.

BEING as to part of the premises first hereinabove described the same which Conrad J. Gettler and Mary A. his wife by a certain Indenture bearing date the Twenty-sixth day of July, A.D. 1946, and recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery in Deed Book NO. 1757, page 24 etc., granted and conveyed unto Sunnybrook Incorporated in fee.

The remaining part of premises first hereinabove described and the whole of the Premises second and last hereinabove described being part of the same premises which Conrad J. Gettler and Mary A. his wife by a certain Indenture bearing date the Tenth day of July, A.D. 1946 and recorded as aforesaid in Deed Book No. 1755, page 302 etc., granted and conveyed unto Sunnybrook In-

474

Avenue (Forty feet wide) with the Northeast side of Ulmer Avenue (Fifty feet wide), thence extending North Forty degrees Eleven minutes Thirty seconds East along the said side of Montgomery Avenue Two hundred and twenty-five feet to a point, thence leaving the said Montgomery Avenue and extending South Forty-nine degrees Thirty-seven minutes Thirty seconds, East One hundred and three and twenty-three hundredths feet to a point, thence extending North Forty-one degrees Eleven minutes Thirty second East One hundred and sixty-one and sixteen hundredths feet to a point, thence extending on a line dividing lot No. 43 from lot No. 44 on said Plan South Forty-eight degrees Forty-eight minutes Thirty second East One hundred feet to a point on the Northwest side of Allison Road (Fifty feet wide) thence extending along the said side of Allison Road South Forty-one degrees, Eleven minutes Thirty seconds West Three hundred and seventy-six and eighteen hundredths feet to a point of curve, thence extending Westwardly on a line curving to the right having a radius of Ten feet the arc distance of Fifteen and seventy-one hundredths feet to a point of tangent on the said side of Ulmer Avenue, thence extending along the same North Forty-eight degrees Forty-eight minutes Thirty seconds West Ninety feet to an angle point, thence extending further along the said side of Ulmer Avenue North Forty-nine degrees Thirty-seven minutes Thirty seconds West Ninety-nine and thirty hundredths feet to the first mentioned point and place of beginning.

ALSO ALL THOSE CERTAIN lots or peices of ground SITUATE IN the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain plan of "Sunnybrook North Hills" made for Sunnybrook Incorporated by Barton and Martin, Engineers, dated the First day of June, A.D. 1946, and recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery in Plan Book 1680 A, page 55 etc., and more particularly bounded and described as follows to wit: BEGINNING at a point on the Southeast side of Allison Road (Fifty feet wide) at the distance of Ten feet Northeast along the said Allison Road as produced from its intersection with the Northeast side of Ulmer Avenue (Fifty feet wide) as produced, thence from said point of beginning and extending along the said side of Allison Road North Forty-one degrees Eleven minutes Thirty seconds East Two hundred and seventy feet to a point of curve, thence

477

Together with all and singular the
Streets, Alleys, Passages, Ways, Waters, Water-courses, Rights, Liberties, Privileges, Hered-
itaments and Appurtenances whatsoever thereunto 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 _____

in law, equity, or otherwise howsoever, of, in and to the same and every part thereof,

To have and to hold the said lots or pieces of ground as above fully
described _____ Hereditaments and
Premises hereby granted, or mentioned and intended so to be, with the Appurtenances
_____ unto the said
Grantee his Successors _____

_____ and Assigns, to and for the only proper use and behoof of the said
Reverend James A. Boland as Pastor aforesaid, and not in his private or indi-
vidual capacity and his Successors as such Pastor, forever, subject to his
control and disposition as aforesaid, and limited by the canons and eccle-
siastical law of the Roman Catholic Church
and Assigns for ever.

UNDER AND SUBJECT as aforesaid. _____

476

corporated in fee. _____
UNDER AND SUBJECT to certain conditions and Restrictions and therein men-
tioned A N D _____

478

And the said Grantor for itself and its Successors _____

_____ DO th by these presents covenant, grant and agree to and with the said
Grantee his Successors _____

_____ and Assigns,
that it _____ the said Grantor and its Successors / _____

_____ all and singular the Hereditaments and Premises hereinbefore described and
granted, or mentioned and intended so to be, with the appurtenances, unto the said
Grantee, his Successors _____

_____ and Assigns,
against it _____ the said Grantor and its Successors _____

_____ and against all and every other Person or Persons whomsoever lawfully claim-
ing 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 said Sunnybrook Incorporated, hath hereunto
affixed its corporate seal, duly attested, dated the day and year first
above written.

Scaled and Delivered
IN THE PRESENCE OF US

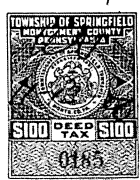
John W. Burkhardt

SUNNYBROOK INCORPORATED

Conrad J. Stiller
President

Attest

Lucy J. Jettler
Secretary



477 Received the day of the date of the above Indenture of the above named
Grantee the full consideration money above mentioned.

WITNESSES

SUNNYBROOK INCORPORATED

John W. Buhlert

Conrad J. Gettler
Treasurer

ON THE thirteenth day of November Anno Domini 1950 before me
the subscriber, a Notary Public, for the Commonwealth of Pennsylvania, residing
in the City of Philadelphia
personally appeared LUCY J. GETTLER, Secretary of Sunnybrook Incorporated

who being duly SWORN according to law, says that he was personally present at the execution of the above
or foregoing Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal
so affixed is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and del-
ivered by CONRAD J. GETTLER, President of the said Corporation as and for the act and
deed of the said Corporation for the uses and purposes therein mentioned,

and that the names of this deponent as Secretary and of Conrad J. Gettler
as President of the said Corporation, subscribed to the within Indenture in attestation of its due
execution and delivery, are in their and each of their handwritings.

Sworn and subscribed to before me, the day and year
aforesaid. Witness my hand and Notarial seal.

John W. Buhlert

Lucy J. Gettler

James A. Marshall
NOTARY PUBLIC
My Commission Expires Dec. 7, 1951

I HEREBY CERTIFY THE
ABOVE IS OF THE Montgomery

Shirleyfield Twp Pa
County of Montgomery
No. 2135 page 473 &c.

RECORDED in the Office for Recording of Deeds in and for
in Deed Book

WITNESS my hand and seal of Office this 15th
day of November A. D. 19 50.

John E. Marshall Recorder
James A. Marshall
Per Dep. Recorder

480

82

2205
2205
2205

11-17-912
COMMONWEALTH
TITLE CO. OF PHILADELPHIA
615 BROAD ST.
PHILA. PA. 19102

FORM 85 TO FORM 85

Deed

W. J. B. 11/15/50

NOV 15 1950

SUNNYBROOK INCORPORATED

TO 250

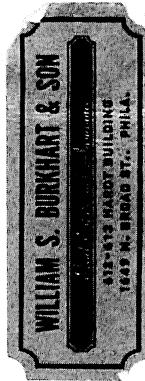
REVEREND JAMES A. BOLAND

AS PASTOR of the Holy Martyrs

Roman Catholic Parish, Oreland,

Montgomery County, Penna.

Printed and sold by Yoe & Lukens Co., 11 N. 13th St. and 719 Walnut St., Phila.



MEMBERSHIP OF SPRING, E.L.
MONTGOMERY COUNTY, PENN

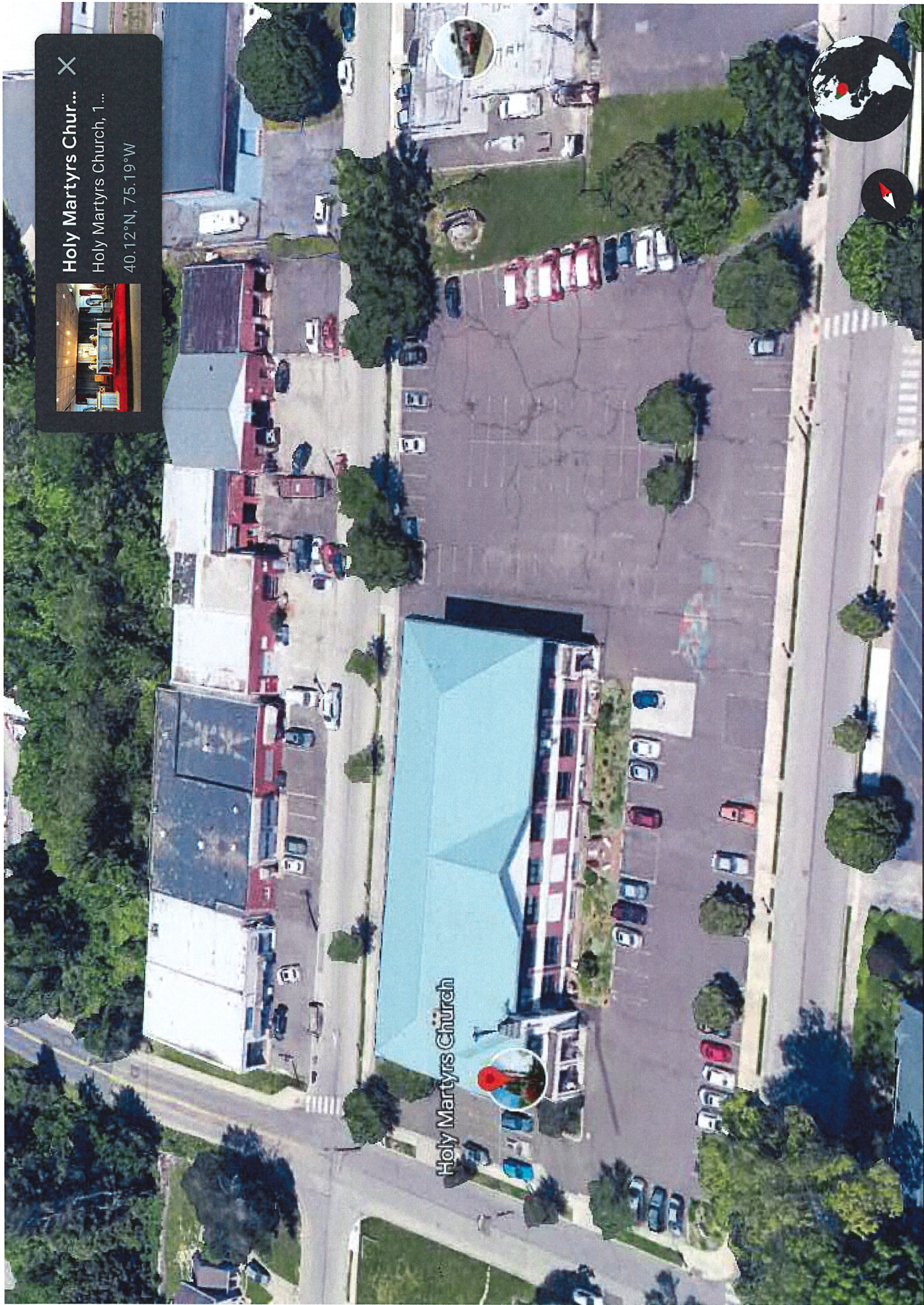
REGISTERED

DATE Nov. 15 - 1950

DAVID W. BAIBERIDGE
TOWNSHIP ENGINEER

David W. Baiberidge

MA



Holy Martyrs Chur... ✕
 Holy Martyrs Church, 1...
 40.12°N, 75.19°W



Holy Martyrs Church



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

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COMMISSIONERS

James M. Lee
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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, October 23, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-22: This is the application of **Jonathan Bykowski**, owner of the property located at 208 Yeakel Avenue, Erdenheim, PA 19038, known as Parcel #5200-1934-8004. The applicant has requested a special exception from Section 114-64 and in the alternative, a variance has been requested from Section 114-138.G of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a second-floor addition to the home that is proposed to be 7 feet from the side property line, instead of the required 10 feet. The proposed addition will be constructed over the existing first floor. 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.

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

NO. #23-22

DATE: 9/21/23

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Jonathan Bykowski

(Name of Applicant)

Of (Address) 208 Yeakel Ave. Erdenheim PA

(Telephone No.) 215-313-2781

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 X A **special exception** as provided for in Article 114, Section 64,
Subsection B, of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 138,
Subsection G, of the Springfield Township Zoning Code.

 Other (please specify) _____

The property concerned is located at 208 Yeakel Ave, Erdenheim PA

Petitioner's Interest in the property is Owner

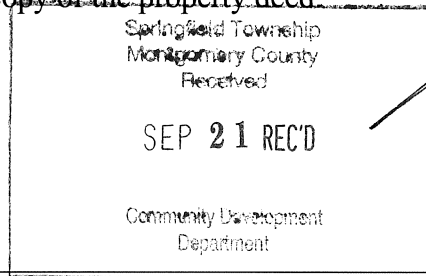
Present use of property Primary residence

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 request a variance from section 114-138 section G . Our house is located in
Zone B residential. As required in section 114-64 Paragraph B-1 side yards must be
a minimum of 10 feet wide. Our house predates the zoning code and is an existing
non-conformity because it is only 7 feet from the property line. We want to vertically
expand an existing single story portion of our home to add a second floor bathroom
and closet. The addition will not increase the overall foot print of the house, however,
this requires a variance from section 114-138 as the addition will be in the setback.

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 # 23-22
\$500.00
Check # 1939
Rec # 867225



[Handwritten Signature]
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.

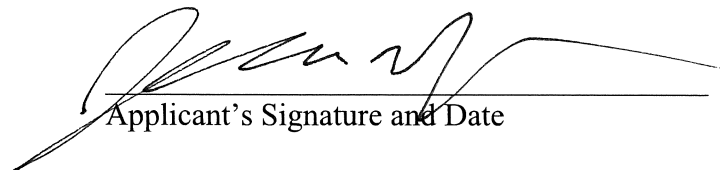
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.



Printed Name of Applicant



Applicant's Signature and Date

Prepared by:

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

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 52-00-19348-00-4

*I certify this to be a
true and exact copy of
the original.*

File No.: 15PA02481

DEED

Ben Mallory

to

Jonathan Bykowski and Cathy Bykowski, husband and wife

PREMISES:

208 Yeakel Avenue
Township of Springfield
County of Montgomery
Pennsylvania
Parcel No.: 52-00-19348-00-4

The address of the above named Grantee(s) is:
208 Yeakel Avenue
Erdenheim, PA 19038

Certified by: _____

R. Trainor

DEED

THIS INDENTURE made this 12th day of May, 2015.

Between BEN MALLORY, (hereinafter called the Grantors) and

JONATHAN BYKOWSKI AND CATHY BYKOWSKI, HUSBAND AND WIFE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Four Hundred Five Thousand And No/100 Dollars (\$405,000.00) 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, their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS 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 land, with the buildings and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and State of Pennsylvania, being Lot No. 131 on a certain Plan of Erdenheim Terrace laid out for Henry B. Auchy by Albright and Mebus, Civil Engineers in the Month of December A.D. 1908 which laid Plan is recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 602 page 500 and revised August 1919, bounded and described as follows, to wit:-

BEGINNING at a point on the Northeasterly side of Yeakel Avenue at the distance of 245 feet 11-3/4 inches Southeasterly from the Southeasterly side of Terminal Avenue (50 feet wide).

CONTAINING in front or breadth on the said side of Yeakel Avenue 50 feet and extending of that width in length or depth between parallel lines at right angles to Yeakel Avenue 165 feet.

BOUNDED Northwestwardly by Lot No. 71, Northeastwardly by Lot No. 76, Southeastwardly by Lots Nos. 70 and 64 and Southwestwardly by Yeakel Avenue.

Parcel No. 52-00-19348-00-4

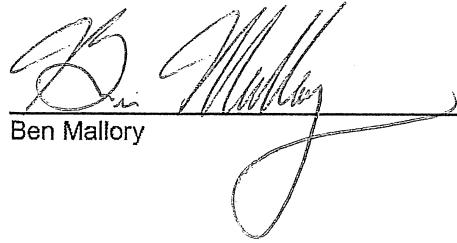
Being the same premises which Robert S. Warth Jr. and Karen M. Pike by Deed dated 9/29/2005 and recorded 10/21/2005 in Montgomery County in Deed Book 5576 Page 648 conveyed unto Ben Mallory, in fee.

Parcel No.: 52-00-19348-00-4

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:

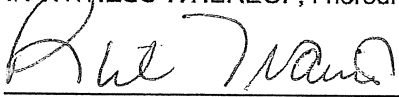

Ben Mallory

Commonwealth of Pennsylvania

County of Philadelphia

On this, the 12th day of May 2015, before me, the undersigned Notary Public, personally appeared Ben Mallory known to me (or satisfactorily proven) to be the person 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.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RUTH TRAINOR, Notary Public
City of Philadelphia, Phila. County
My Commission Expires April 19, 2018

My Commission Expires: _____

Section 114-64.B: Side Yards

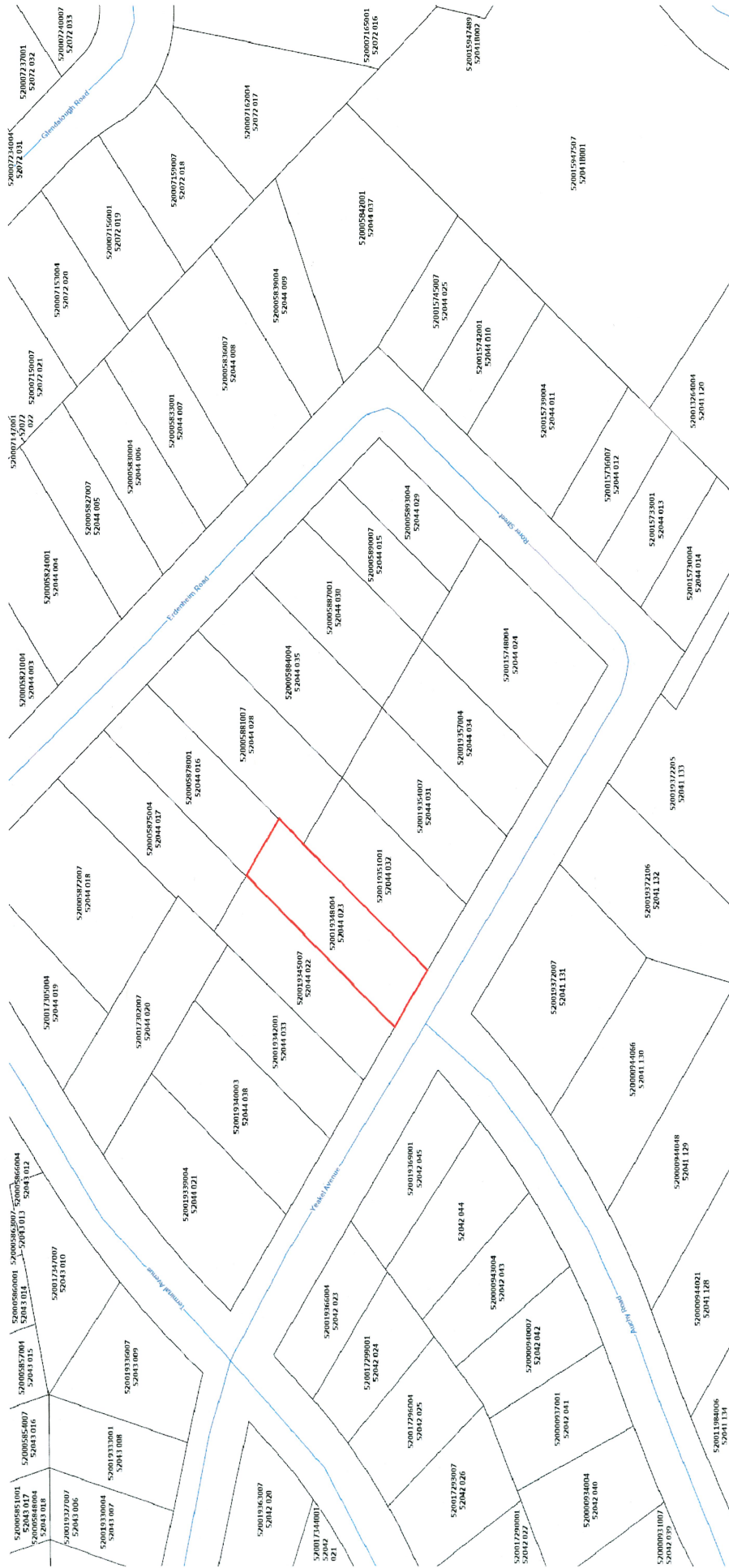
(1)

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.

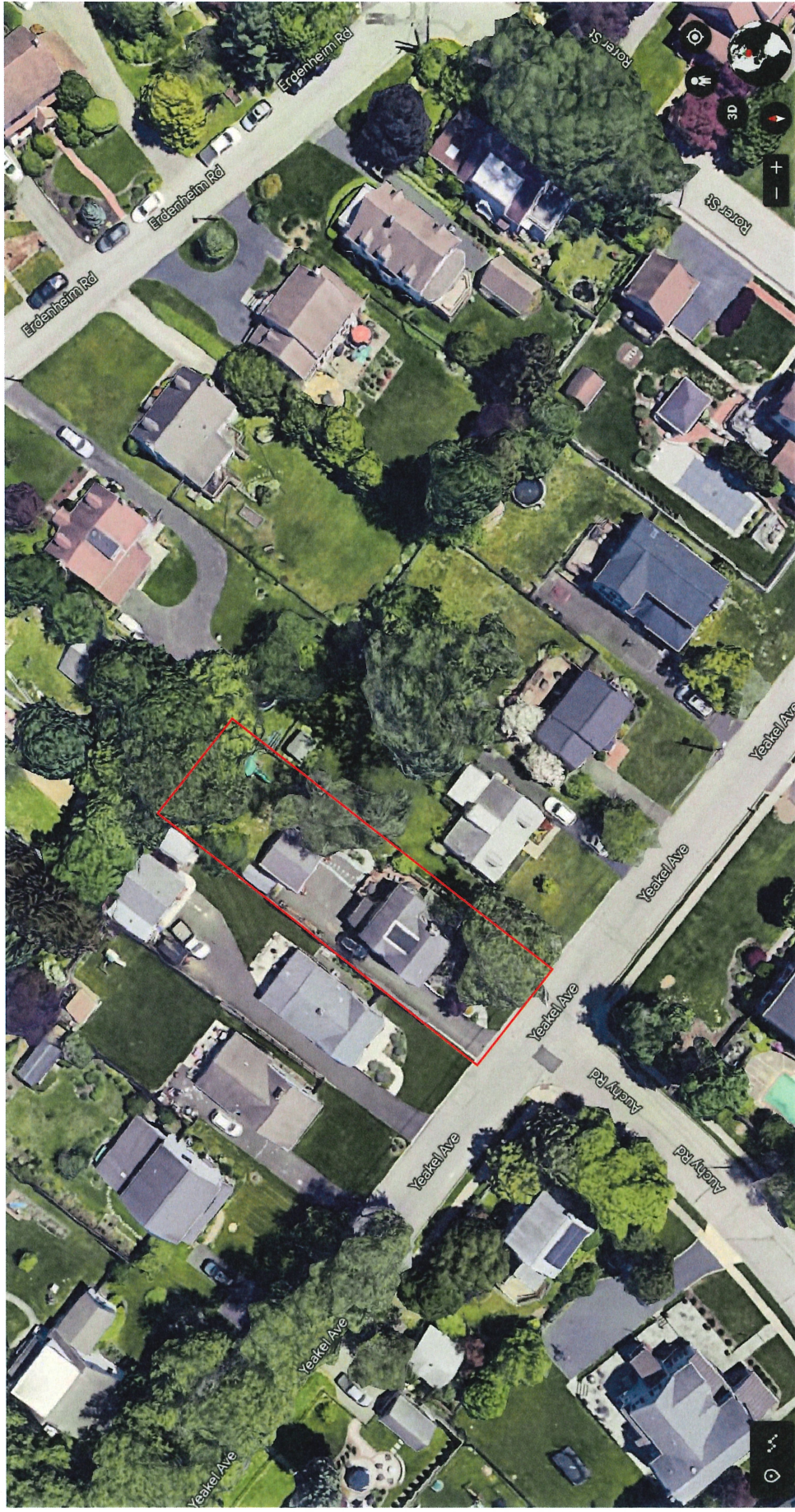
Section 114-68.G: Non-conforming Yards

Any new stories or other vertical expansion erected on a nonconforming structure shall be constructed to fulfill all building setback requirements, including, but not limited to, front yard, rear yard, side yard, area requirements, height limitations and special requirements, and all other applicable regulations of the zoning district in which the structure is located, which regulations shall be applied (except as to height restrictions) on the level upon which such new stories are being erected. Otherwise, a variance, for each regulation with which the vertical expansion does not comply, must be approved by the Zoning Hearing Board.

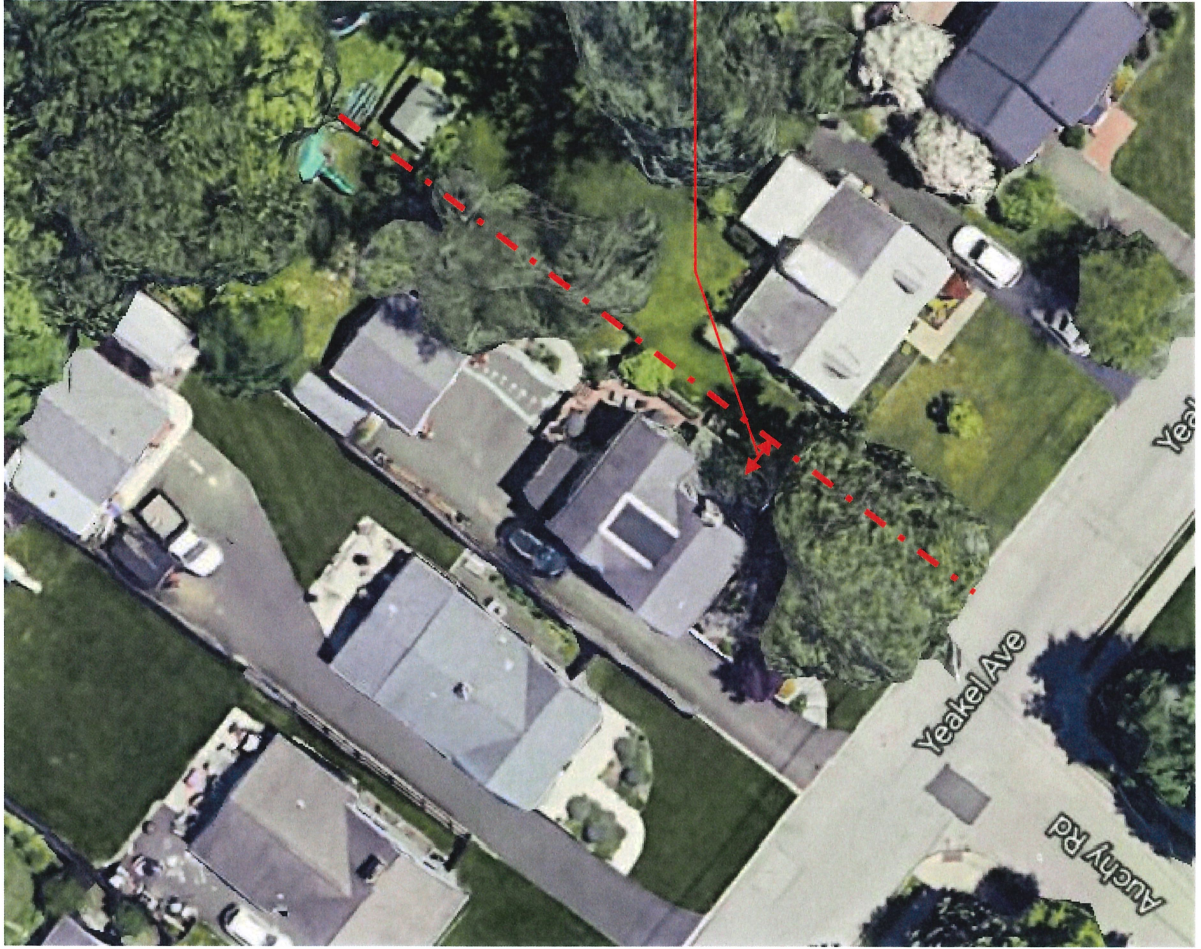
208 Yeakel Ave, Erdenheim PA 19038



208 Yeakel Ave, Erdenheim PA 19038

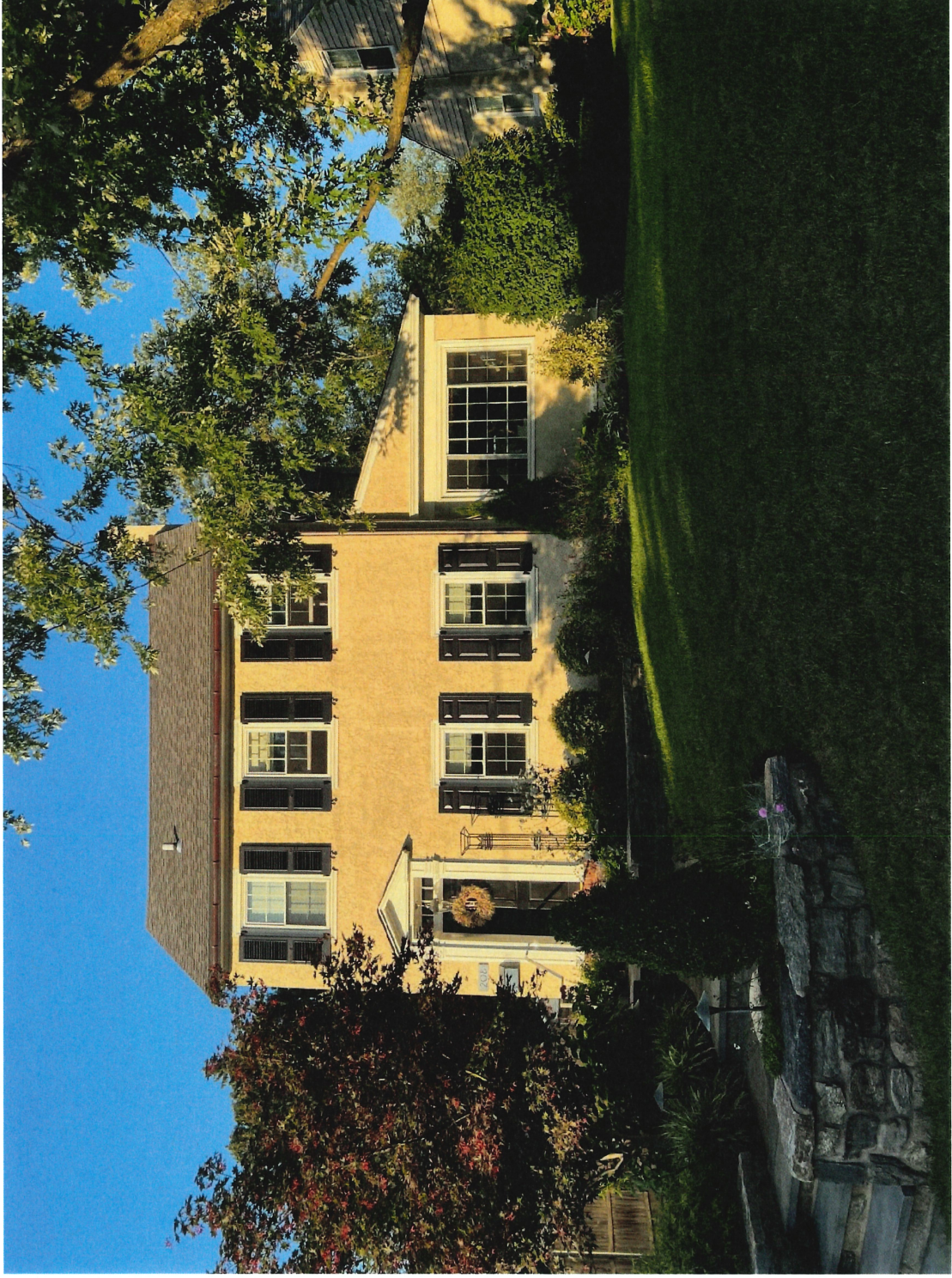


208 Yeakel Ave, Erdenheim PA 19038



~7'-0" from face
of existing
structure to
property line

208 Yeakel Ave, Erdenheim PA 19038



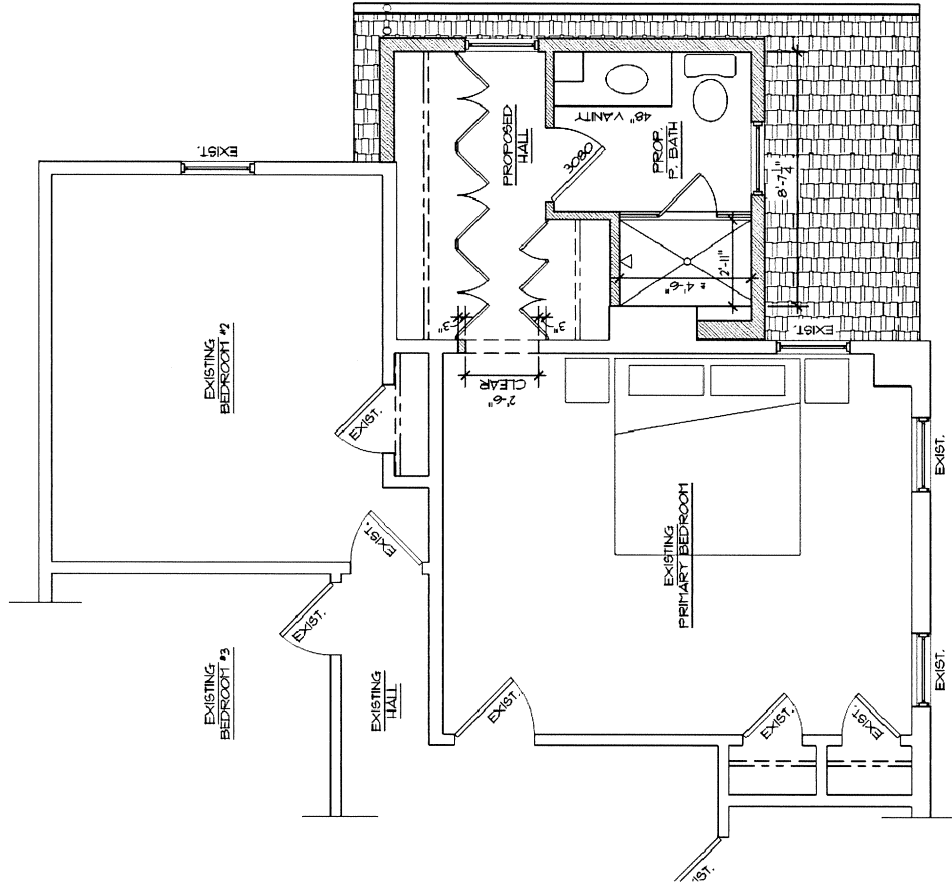
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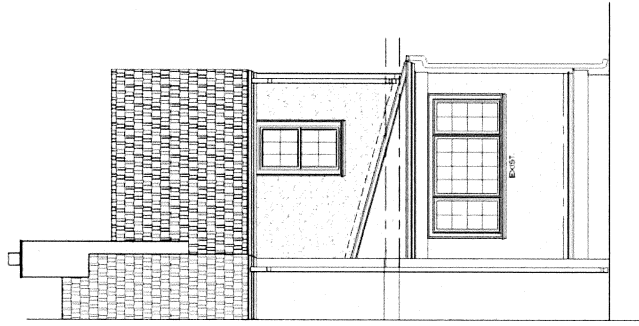


208 Yeakel Ave, Erdenheim PA 19038

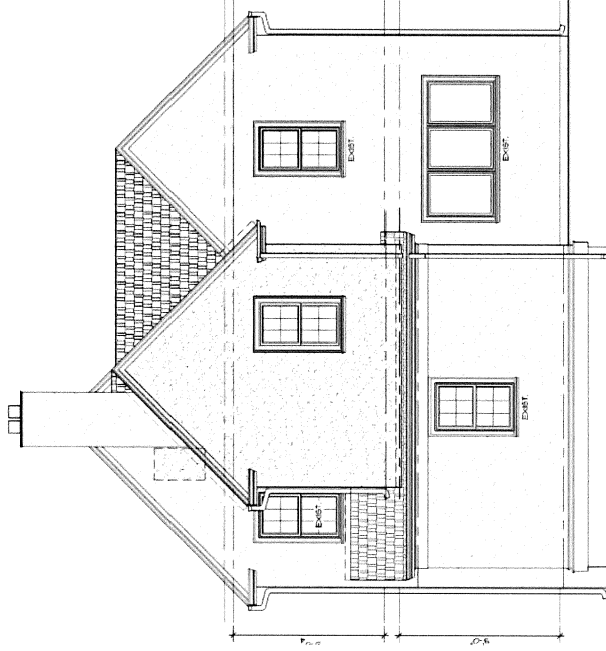


3 PROPOSED SECOND FLOOR PLAN

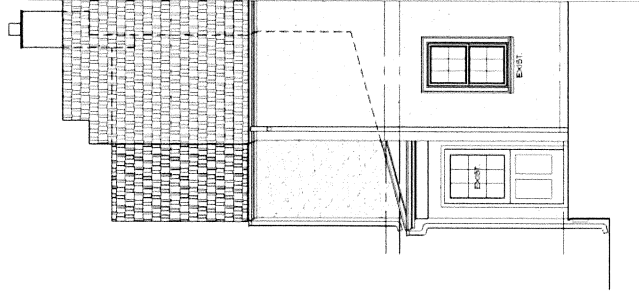
208 Yeakel Ave, Erdenheim PA 19038



6 PROPOSED SOUTH ELEVATION



5 PROPOSED EAST ELEVATION



4 PROPOSED NORTH ELEVATION



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

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, October 23, 2023, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-23: This is the application of **LaSalle College High School**, owner of the property located at 8605 Cheltenham Avenue, Wyndmoor, PA 19038, known as Parcel #5200-0327-4004. The applicant has requested a variance from Section 114-144.A.3, {Attachment 3:1} of the Springfield Township Zoning Ordinance. The applicant seeks approval to replace the existing monument style sign fronting on Cheltenham Avenue in the area of Lower Bartley Field. The new sign is 45 square feet in size and is proposed to replace a 71 square foot sign in the same location. The property is zoned within the Institutional District of Ward #7 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](https://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.

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

Springfield Township
Montgomery County
Received
SEP 28 REC'D
Community Development
Department
DATE: 9/8/20

NO. 23-23

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We La Salle College High School
(Name of Applicant)

Of (Address) 8605 Cheltenham Avenue, Wyndmoor, PA

(Telephone No.) 215-233-2911

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 XIV, Section 114,
Subsection 144, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 8605 Cheltenham Avenue, Wyndmoor, PA 190

Petitioner's Interest in the property is Owner

Present use of property School

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.

Petitioner's sign is consistent with the comprehensive plan and complies with the
orderly development of the traffic flow. The sign is a reasonable use given the public
services and facilities in the area. Furthermore, Petitioner respectfully submits that it
was granted zoning relief for a sign at the same location in 2002. The variance relief
was for height and width and the sign that Petitioner presently seeks to install is smaller
in height and width than the existing sign.

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 #23-23
\$1200.00
Check #22392

Applicant's Signature

X James L. Boyle, FSC
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**

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

STEPHEN JAMES BUTLER, FSC
Printed Name of Applicant

x Jan L. Both, FSC 9-28-23
Applicant's Signature and Date

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
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

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



DREED OF CONFIRMATION
INDENTURE

STATE TAX
AFFIDAVIT
FILED

STATE TAX
AFFIDAVIT
FILED

002417
19.50
3.00

FEB 25 12 12 PM '83

KNOW ALL MEN BY THESE PRESENTS, that LaSALLE COLLEGE IN THE CITY OF PHILADELPHIA, a Pennsylvania Nonprofit Corporation, for and in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, has granted, bargained, sold, ratified and confirmed, and by these presents does grant, bargain, sell, ratify and confirm unto LaSALLE COLLEGE HIGH SCHOOL, a Pennsylvania Nonprofit Corporation, its successors and assigns forever, all the estate which it may have in, to and of,

ALL THAT CERTAIN lot or piece of ground SITUATE in Springfield Township, Montgomery County, Pennsylvania, as shown on a plan prepared by George B. Mebus, Inc., Engineers, dated August 8, 1979 and last revised November 9, 1979 and described as follows, to wit:

BEGINNING at a point on the northeasterly side of Cheltenham Avenue (60.00 feet wide at this point), said point being at the distance of 5.82 feet measured South 38 degrees, 18 minutes, 39 seconds West from a point on the northeasterly side of Cheltenham Avenue (65.00 feet wide), said last mentioned point being at the distance of 95.81 feet measured along the said side of Cheltenham Avenue (65.00 feet wide) North 20 degrees, 57 minutes, 22 seconds West from a point of intersection with the northwesterly side of Fenton Road (50.00 feet wide); thence from the place of beginning and along the northeasterly side of Cheltenham Avenue (60.00 feet wide) the five (5) following courses and distances: (1) North 20 degrees, 57 minutes, 22 seconds West, 39.17 feet to a point of curve; thence (2) by a line extending in a northwesterly direction and curving to the left with a radius of 471.68 feet the arc distance of 344.62 feet to a point of tangent; thence (3) North 62 degrees, 49 minutes, 02 seconds West, 626.84 feet to a point of curve; thence (4) by a line extending in a northwesterly direction and curving to the right with a radius of 925.37 feet the arc distance of 238.67 feet to a point of tangent; thence (5) North 48 degrees, 02 minutes, 22 seconds West, 75.33 feet to a point; thence along the southeasterly, northeasterly and northwesterly line of certain lots fronting on Cheltenham Avenue the eight (8) following courses and distances: (1) North 40 degrees, 07 minutes, 03 seconds East, 132.98 feet to an angle point; thence (2) North 51 degrees, 42 minutes, 12 seconds West, 55.55 feet to an angle point; thence (3)

Parcel # 52-00-03289-00-7
52-00-03274-00-4
52-00-13402-00-1

BOOK 4702 PG 1173

"REG." M.M.

2/21/83
\$ 3.00

STATE TAX PAID

MONTGOMERY, McCracken, Walker & Rhoads - COUNSELLORS AT LAW - THREE PARKWAY, 2ND FLOOR, PHILADELPHIA, PENNSYLVANIA 19102



North 40 degrees, 06 minutes, 53 seconds East, 75.32 feet to an angle point; thence (4) North 50 degrees, 55 minutes, 22 seconds West, 145.61 feet to an angle point; thence (5) North 40 degrees, 05 minutes, 34 seconds East, 195.96 feet to an angle point; thence (6) North 51 degrees, 53 minutes, 55 seconds West, 219.01 feet to an angle point; thence (7) North 51 degrees, 58 minutes, 58 seconds West, 377.92 feet to an angle point; thence (8) South 37 degrees, 53 minutes, 21 seconds West, 359.66 feet to a point on the northeasterly side of Cheltenham Avenue (55.00 feet wide in this area); thence along the said side of Cheltenham Avenue North 48 degrees, 04 minutes, 09 seconds West, 52.94 feet to a point of curve; thence along the said side of Cheltenham Avenue by a line extending in a northwesterly direction and curving to the left with a radius of 1,176.48 feet the arc distance of 47.71 feet to a point; thence North 37 degrees, 53 minutes, 21 seconds East, 353.79 feet to a point; thence North 37 degrees, 55 minutes, 02 seconds East and passing along the southeasterly end of a cul-de-sac at the end of Hawthorn Lane 678.96 feet to a point; thence along the northeasterly line of lots fronting on Hawthorn Lane and Rambler Road North 52 degrees, 02 minutes, 21 seconds West, 798.93 feet to a point on the center line of Rambler Road (50.00 feet wide); thence along the center line of Rambler Road South 37 degrees, 16 minutes, 39 seconds West, 28.97 feet to a point; thence along the northeasterly line of lots fronting on Rambler Road and Hawthorn Lane North 52 degrees, 02 minutes, 21 seconds West, 596.68 feet to a point on the southeasterly side of Paper Mill Road (variable width in this area); thence along the said side of Paper Mill Road the three (3) following courses and distances: (1) North 41 degrees, 41 minutes, 27 seconds East, 444.13 feet to a point; thence (2) North 37 degrees, 11 minutes, 43 seconds East, 100.71 feet to a point of curve; thence (3) by a line extending in a northeasterly direction and curving to the right with a radius of 100.00 feet the arc distance of 61.45 feet to a point, a corner of land now or late of the Philadelphia Electric Company; thence along the southerly line of land now or late of the Philadelphia Electric Company the six (6) following courses and distances: (1) South 53 degrees, 23 minutes, 23 seconds East, 197.57 feet to an angle point; thence (2) South 62 degrees, 37 minutes, 27 seconds East, 361.01 feet to an angle point; thence (3) South 64 degrees, 42 minutes, 12 seconds East, 340.71 feet to an angle point; thence (4) South 80 degrees, 43 minutes, 36 seconds East, 349.42 feet to an angle point; thence (5) South 83 degrees, 12 minutes, 20 seconds East and crossing a right of way for drainage (40.00 feet wide) 319.86 feet to an angle point; thence (6) South 85 degrees, 07 minutes, 35 seconds East, 682.55 feet to a point; thence South 38 degrees, 09 minutes, 58 seconds West, 346.04 feet to a point on the northeasterly line of the Laverock Manor Subdivision; thence along the northeasterly line of the Laverock Manor Subdivision North 51 degrees, 58 minutes, 35 seconds West

-2-

BOOK 4702 PG 1174

MONTGOMERY, McCRACKEN, WALKER & RHOADS • COUNSELLORS AT LAW • THREE PARKWAY, 20TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19102



204.37 feet to a point; thence along the northwesterly line of the Laverock Manor Subdivision South 37 degrees, 56 minutes, 39 seconds West, recrossing the aforementioned right of way for drainage (40.00 feet wide) and passing along the northwesterly end of Cobden Road (50.00 feet wide) 1,288.14 feet to a point; thence along the southwesterly line of the Laverock Manor Subdivision South 52 degrees, 04 minutes, 08 seconds East, 200.02 feet to an angle point; thence still along the same South 52 degrees, 51 minutes, 08 seconds East, passing along the southwesterly end of Laverock Lane (50.00 feet wide) and also along the southwesterly end of a right of way for drainage (20.00 feet wide) 1,500.99 feet to a point; thence South 38 degrees, 18 minutes, 39 seconds West, said line being partly along the northwesterly line of the Wetherill Estates Subdivision 852.13 feet to a point on the aforementioned northeasterly side of Cheltenham Avenue (60.00 feet wide) the place of beginning, CONTAINING 74.6 Acres,

AND ALSO BEGINNING at a point of tangent on the Southeasterly side of Paper Mill Road, said point being at the distance of 161.74 feet measured on the arc of a circle curving to the right having a radius of 100.00 feet from a point of compound curve on the Northeasterly side of Ramp "F" of the proposed 309 Expressway (L.R. 782); thence extending from said point of beginning North 37 degrees, 11 minutes, 49 seconds East along the Southeasterly side of Paper Mill Road 439.05 feet to a point in line of land now or late of Michael Stephen, Inc.; thence extending along the aforesaid land of Stephen, Inc. the two following courses and distances: (1) South 52 degrees, 43 minutes, 45 seconds East, 606.54 feet to a point; and (2) South 37 degrees, 14 minutes, 15 seconds West, 476.72 feet to a point on the Northeasterly side of Ramp "F" of the proposed 309 Expressway (L.R. 782) aforesaid; thence extending along the Northeasterly side of Ramp "F" aforesaid the two following courses and distances: (1) North 62 degrees, 03 minutes, 05 seconds West, 157.72 feet to a point of curve on the same and (2) Northwestwardly on the arc of a circle curving to the right having a radius of 3,029.55 feet the arc distance of 347.95 feet to a point of compound curve on the same; thence extending on the arc of a circle curving to the right having a radius of 100.00 feet the arc distance of 161.74 feet to the first mentioned point of tangent and place of beginning, CONTAINING in Area 7.0257 Acres,

BEING the same premises which vested in LaSalle College High School pursuant to the Articles of Division filed in the Commonwealth of Pennsylvania, Department of State, on September 30, 1982, which Articles effectuated the division of LaSalle College in the City of Philadelphia and LaSalle College High School,



TO HAVE AND TO HOLD the same unto it, the said LaSALLE COLLEGE HIGH SCHOOL, its successors and assigns, forever,

IN WITNESS WHEREOF, the said LaSALLE COLLEGE IN THE CITY OF PHILADELPHIA has caused these presents to be executed and its corporate seal to be hereunto affixed, duly attested, as of this Thirtieth day of September, 1982.

LaSALLE COLLEGE IN THE CITY
OF PHILADELPHIA

By: Brother Patrick Ellis, F.S.C.
Brother Patrick Ellis, F.S.C., President

Attest:

Paul V. McKelb
ASST. SECRETARY

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-03289-00-7 SPRINGFIELD DBK 3063
CHELTENHAM AVE NES PG 0291
LASALLE COLLEGE
B 066A U 0298 5974 DATE 2/25/83 \$7.00
CPW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-03274-00-4 SPRINGFIELD DBK
CHELTENHAM AVE NES PG
LASALLE COLLEGE
B 66 U 012 5956 DATE 2/25/83 \$0.00
CPW

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-13402-00-1 SPRINGFIELD DBK 2899
PAPER MILL ROAD PG 0329
LASALLE COLLEGE
B 066A U 0148 5900 DATE 2/25/83 \$0.00
CPW

Total
\$3.00

BOOK 470281176

-4-

MONTGOMERY, McCracken, Walker & Rhoads · COUNSELLORS AT LAW · THREE PARKWAY, 30TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19102



DEED
OF CONFIRMATION

LASALLE COLLEGE IN THE
CITY OF PHILADELPHIA,
a Pennsylvania Nonprofit Corp.

TO

LASALLE COLLEGE HIGH SCHOOL,
a Pennsylvania Nonprofit Corp.

PREMISES: 81.6257 Acres situate
in Springfield Town-
ship, Montgomery
County, Pennsylvania.

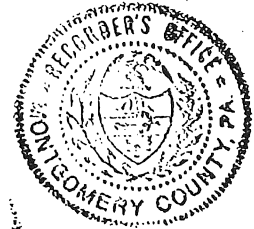
TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PENNA.

- REGISTERED -

DATE 24/2/83 NO. 19338

Thomas E. ...
Township Engineer

MONTGOMERY MCCrackEN, WALKER & RHOADS
ATTORNEYS-AT-LAW
THREE PARKWAY
PHILADELPHIA, PA. 19102
(215) LO 5-0880



Montgomery County S. S.
Recorded in the Office for Recording of Deeds & v.
In and for said county in Deedbook
No. 4702 Page 1173 & c.
Witness my hand and seal of office this 25th
day of Feb 1983.

Richard J. ...

Recorder

BOOK 4702 P. 1178



COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I

(COMPLETE FOR ALL TRANSACTIONS)

LaSalle College in the City of Phila. GRANTOR(S) 20th Street & Olney Avenue Philadelphia, PA 19141 ADDRESS ZIP CODE
LaSalle College High School GRANTEE(S) 8605 Cheltenham Avenue, Wyndmoor, PA 19118 ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

81.6257 Acres situate in Springfield Township, Montgomery County, Pa.

R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ 1.00 HIGHEST ASSESSED VALUE \$

FAIR MARKET VALUE \$ REALTY TRANSFER TAX PAID \$ Exempt.

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON(S) AND CITE PORTION OF LAW.

This is a division of a nonprofit corporation pursuant to 15 Pa. C.S.A. 7941 et seq. (See attached letter from the Office of the Attorney General).

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II

(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

SECTION III

(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE NAME ADDRESS TITLE

SUCCESSFUL BIDDER NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$
JUDGEMENT PLUS INTEREST	\$		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME, THIS 15th DAY OF February 1983

Mary Elizabeth Fischer
NOTARY PUBLIC, MARY ELIZABETH FISCHER
Notary Public, Phila., Phila. Co.
My Commission Expires July 14, 1985

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Paul W. [Signature]
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE



MAR. 31 1982



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL
1545 Strawberry Square
Harrisburg, PA 17120

LeRoy S. Zimmerman
ATTORNEY GENERAL

March 26, 1982

Reply To:
717 783-1460

Donald W. Kramer, Esq.
MONTGOMERY, MCCrackEN, WALKER & RHOADS
Three Parkway
Philadelphia, PA 19102

Re: LaSalle College
Realty Transfer Tax

Dear Mr. Kramer:

You have requested a Realty Transfer Tax Ruling based upon the following statements in your letter of March 8, 1982:

LaSalle College is a Pennsylvania non-profit corporation operating both LaSalle College and LaSalle College High School. LaSalle College High School is situated on a parcel of realty comprised of approximately 14 acres in Springfield Township, Montgomery County.

The trustees of LaSalle have approved a proposal to divide the corporation into two separate corporations; one for the college and one for the high school.

It is proposed that a deed be recorded which reflects that title in the high school property will be vested in the high school corporation.

Based upon the above, you are advised that the proposed conveyance is not subject to Pennsylvania Realty Transfer Tax provided the division satisfies the requirements of 15 Pa. C.S.A. 7941 et. seq.

Very truly yours,

Vincent J. Dopko
Vincent J. Dopko (K)
Deputy Attorney General

cc. Jim Bruce, Herbert Smith, Alan Davis,
Recorder of Deeds, Montgomery County



Address 8605 Cheltenham Ave (LaSalle H.S.)

DATE 7/22/02 GRANTED X DENIED

ZONING DISTRICT Institutional

VARIANCE OR SPECIAL EXCEPTION REQUESTED var from 114-144 to
increase the max. height and sign area requirements
in order to erect signs on subject property

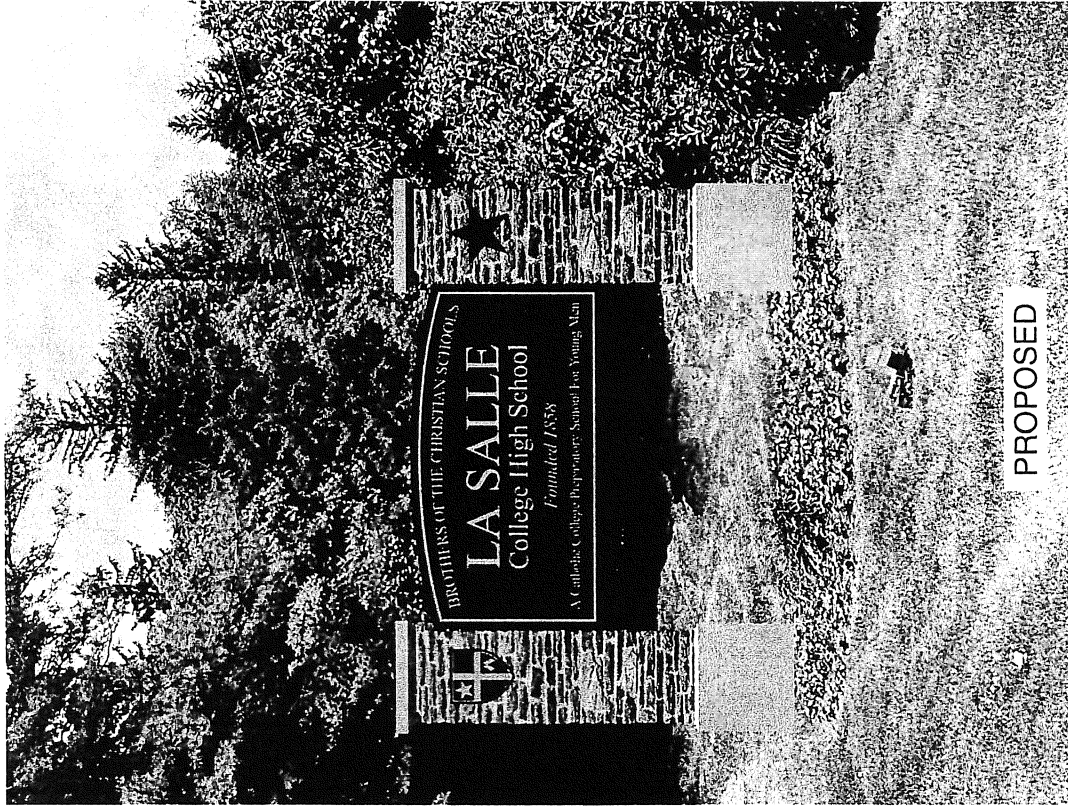
CONDITIONS REQUIRED BY BOARD

EXTENSIONS GRANTED

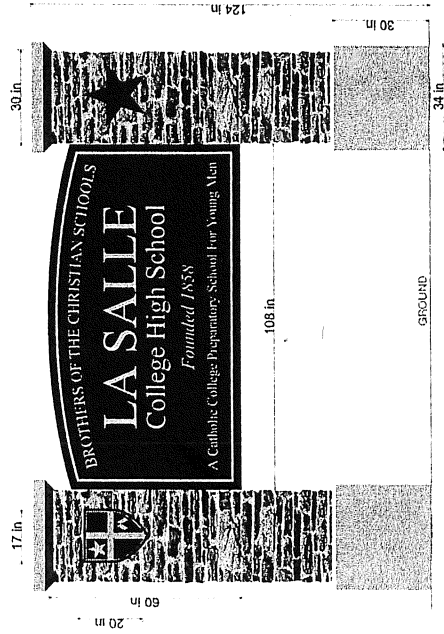


EXISTING

59.5" x 170"



PROPOSED



Qty 2, 10' Tall Stone Columns with Bases and Caps
 Double Sided 5'h x 9'w Sign Panel with Dimensional Letters
 Mounted Between Columns
 Qty 2, 20"n x 17"w Shield Panel and Star Element
 Mounted on two Sides of Column
 Concrete Footer Foundation



COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

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Any violations of this will result in a \$2,000 fine as justified under code.