



**Springfield Township
Zoning Hearing Board
November 22, 2021
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: **Ed Fox; Esq. Chairman, Zoning Hearing Board**
 Megan McDonough; Esq. Vice Chair, Zoning Hearing Board
 Jennifer Guckin, 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 #21-16: This is the application of **Ms. Valentina Shavaiko**, owner of the property located at 9201 Ridge Pike, Lafayette Hill, PA 19444, also known as Parcel #5200-1565-2001. The applicant has requested a dimensional variance from Section 114-131.B and a use variance from Section 114-121 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a two story accessory building with a kitchen facility for use as an art studio. The variance is required for the two story structure in excess of 12 feet in height and the proposed second kitchen on the site. The property is zoned within the A Residential District of Ward #1 of Springfield Township.

Case #21-22: This is the application of **Forman Sign Company**, applicant for the property located at 1331 Ivy Hill Road, Philadelphia, PA 19150, also known as Parcel #5200-0948-4004. The applicant has requested a dimensional variances from Section 114-144.C.2 and Section 114-145 of the Springfield Township Zoning Ordinance. The applicant seeks approval to install two wall signs on the building. Although both signs are permitted, the proposed signs exceed the size limitations imposed by the Zoning Ordinance. The wall signs are proposed to be 81.25 square feet and 64.80 square feet in size. The wall signs are limited to 40 square feet and 20 square

feet in size. The property is zoned within the Industrial District of Ward #5 of Springfield Township.

Case #21-24: This is the application of **Oreland PA Congregation of Jehovah's Witness**, owner of the property located at 432 Oreland Mill Road, Oreland, PA 19075 also known as Parcel #5200-1268-2001. The Congregation has requested a dimensional variance from Section 114-74.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a handicap accessible ramp to allow access to the front entry door that will encroach 2.5 feet into the required 30 foot front yard setback area. The property is zoned within the C Residential District of Ward #3 of Springfield Township.

Case #21-25: This is the application of **Christine Morrison**, owner of the property located at 406 Poplar Road, Flourtown, PA 19031 also known as Parcel #5200-1475-5007. Ms. Morrison has requested a use variance from Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate a daycare for dogs as an accessory use to the single family dwelling. Relief is needed from the limiting conditions of a No Impact Home Based Business, as defined by the Zoning Ordinance. The property is zoned within the A Residential District of Ward #6 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, December 27, 2021 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