



**Springfield Township  
Zoning Hearing Board  
May 23, 2022  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Ed Fox; Esq. Chairman, Zoning Hearing Board  
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member  
Megan McDonough; Esq., Zoning Hearing Board  
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 #22-09:** This is the application of **Mr. Neal Rogove**, owner of property located at 8317 Childs Road, Wyndmoor, PA 19038 known as Parcel #5200-0353-5004. The applicant seeks a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant has requested approval for a six foot high stockade fence that has recently been installed, to be removed from the public-of-way and be relocated to the front property line. Six foot high fencing is required to maintain a 15 foot setback from the front property line. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

**Case #22-10:** This is the application of **Acella Rehab & Care Center**, applicant for the property located at 850 Paper Mill Road, Wyndmoor, PA 19038 known as Parcel #5200-1348-0004. The applicants seek a dimensional variance from Section 114-143.B.5 and 114-145 of the Springfield Township Zoning Ordinance. The applicant has requested approval to allow for free standing, ground mounted sign of 36.66 square feet per side to allow as currently installed on the property. This sign replaced a free standing sign of not more than 20 square feet. The property is zoned within the AA-Residential District of Ward #2 of Springfield Township.

**Case #22-11:** This is the application of **Michelle & Dennis Kusturiss, Jr.**, owners of property located at 310 Lyster Road, Oreland, PA 19075 also known as Parcel #5200-1085-5001. The applicants seek a variance from Section 114-12.A.13 of the Springfield Township Zoning Ordinance. The applicants have requested approval to construct a 310 square foot addition to the rear of the existing single family dwelling. The variance is needed due to the fact that site of the proposed addition is located within the limits of the Flood Plain as defined by FEMA's FIRM Maps. The applicants have submitted a Base Flood Elevation Study to support their application. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

**Case #22-12:** This is the application of **Little Bird Nursery, LLC**, applicant for the property located at 1123 Ivy Hill Road, Philadelphia, PA 19150, known as Parcel #5200-0948-1007. The applicant has requested a special exception for the use of a portion of the building from Section 114-121.U of the Springfield Township Zoning Ordinance. In the alternative the applicant has requested a use variance from Section 114-121.A and Section 114-12.C.1 of the Springfield Township Zoning Ordinance. The applicant also requires a dimensional variance from Section 114-134.(14) for the required on-site parking. The applicant seeks approval to operate a daycare from the front portion of the existing building. The plan shows for on-site drop-off in front of the building and an outdoor play area located on adjoining property located at 1121 Ivy Hill Road. The property is zoned within the Industrial District and the Limited Industrial District of Ward #5 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, June 27, 2022 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