



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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Timothy P. Woodrow, PE
Engineer

Joseph C. Kuhls, Esq.
Kuhls Law, LLC
352 N. Easton Road
Glenside, PA 19038

August 16, 2022

Re: Zoning Hearing Board Application #22-16 for the property located at 910 Willow Grove Avenue, Wyndmoor, PA 19038. Known as Parcel #5200-1859-2004.

Dear Mr. Kuhls,

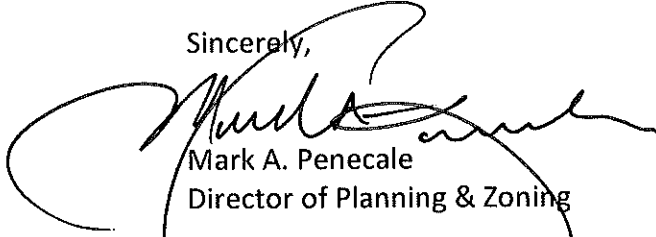
This letter is sent to inform you that on Monday, August 15, 2022 the Springfield Township Zoning Hearing Board approved the use variance you requested from Section 114-91.A as defined By Section 114-81.A and Section 114-71.D of the Zoning Ordinance of Springfield Township. This will allow for the property to be developed as a mixed use building, with medical office space of the first floor and a total of six (6) apartment units occupying the second and third floors of the proposed three story building.

The approval of this application was unanimous and the decision was based on the testimony and exhibits entered into the record. This decision was approved with the following conditions:

1. The applicant is required to obtain Land Development approval from the Springfield Township Board of Commissioners.
2. The applicant is required to obtain PennDot approval for the relocation and/or alterations of the curb cut(s) on Willow Grove Avenue.
3. The applicant is required to adhere to the directive of the Springfield Township Board of Commissioners in the planting or other screening measures within the existing two non-conforming buffers.
4. The development shall occur substantially in accordance with the testimony and exhibits entered into the record.

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 written in a cursive style with a large, looping initial "M".

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. Sanjiv Jain
1004 E. Willow Grove Avenue
Wyndmoor, PA 19038

August 16, 2022

Re: Zoning Hearing Board Application #22-18 for the properties located at 40 and 42 Grove Avenue, Flourtown, PA 19031. Known as Parcel #5200-0790-0004 and Parcel #5200-0790-3001.

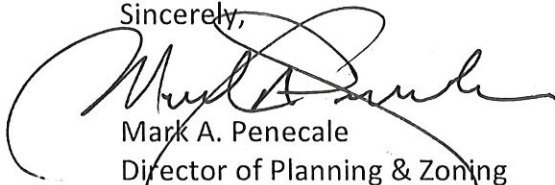
Dear Mr. Jain,

This letter is sent to inform you that on Monday, August 15, 2022 the Springfield Township Zoning Hearing Board denied your request to amend the decision of the Springfield Township Zoning Hearing Board rendered on November 15, 2010. The connective structure between the garages located on 40 and 42 Grove Avenue, Flourtown, PA 19031 must be removed.

The denial of your application was unanimous and the decision based on the testimony and exhibits entered into the record.

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
Elizabeth Putnam; 71 College Avenue, Flourtown, PA 19031
Wendy Souders; 14 Grove Avenue, Flourtown, PA 19031
Lois Taylor; 35 Grove Avenue, Flourtown, PA 19031
Amy Cardamone; 71 Grove Avenue, Flourtown, PA 19031
Susan Varnum; 10 Grove Avenue, Flourtown, PA 19031