



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. Richard Store
600 Maple Lane
Flourtown, PA 19031

November 29, 2022

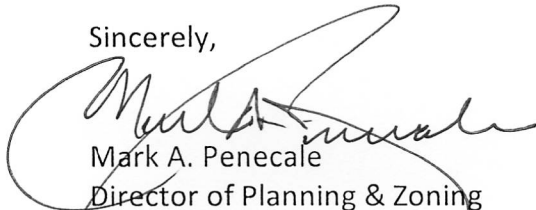
Re: Zoning Hearing Board Application #22-26 for the property located at 600 Maple Lane, Flourtown, PA 19031. Known as Parcel #5200-1108-6004.

Dear Mr. & Mrs. Stone,

This letter is sent to inform you that on Monday, November 28, 2022 the Springfield Township Zoning Hearing Board approved the Special Exception you requested from Section 114-54.A.2 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the construction of an addition to the front of your home as per the plans entered into the record for this case. The front yard setback on the Maple Lane frontage of your home can be reduced to no less than 32 feet in depth. The approval of this application was based on the testimony and exhibits entered into the record.

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



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Mr. Bryan Stuckert
Maestros Real Estate, LLC
605 Horsham Road
Horsham, PA 19044

November 29, 2022

Re: Zoning Hearing Board Application #22-27 for the property located at 1213 Bethlehem Pike, Flourtown, PA 19031. Known as Parcel #5200-0158-8007.

Dear Mr. Stuckert,

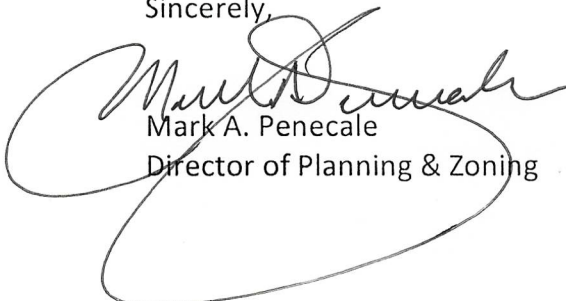
This letter is sent to inform you that on Monday, November 28, 2022 the Springfield Township Zoning Hearing Board approved the Special Exception from Section 114-71.D and the variances you requested from Section 114-72.A and Section 114-134.A of the Springfield Township Zoning Ordinance. The approval of this application will allow for the two office spaces on the first floor of the front building on this property to be converted to two one bedroom apartments. The total number of apartments on this property will increase to 11 one bedroom units. In addition, the relief you requested to allow for the 18 existing parking stalls to serve as on-site parking for this development was approved with the following condition.

1. Maestros Real Estate must include a cause within each lease for each of the 11 units that states that the unit is allotted one vehicle on-site parking stall.

The approval of this application was based on 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



[Faint, illegible signature or stamp]