



**Springfield Township
Zoning Hearing Board
June 24, 2024
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 #24-05: This is **The Institutes for the Achievement of Human Potential**, owners of the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038. The property is also known as Parcel #5200-1658-8505. The applicant has appealed the actions of the Zoning Officer related to the violation letter dated February 1, 2024. In the alternative, the applicant has requested a variance from Section 114-8. A.1 for the use of the property and Section 114-134.A for the required on-site parking. The applicant seeks approval to use portions of the property for catered, rental events, as well as the headquarters and a private school for neurologically impaired youth, under the name of The Institutes for the Achievement of Human Potential. The property is zoned within the Institutional District of Ward #2 of Springfield Township. The applicant has requested a continuance and asked that this application be placed on the July 22, 2024 agenda.

Case #24-06: This is the application of **Rose Lane Holding, LLC**, owners of the property located at 1300 Rose Lane, Flourtown, PA 19031. The property is also known as Parcel #5200-1577-5004. The applicant has requested a variance to allow the 24 square foot, non-illuminated monument sign to remain as currently installed along the Rose Lane frontage of the property. The applicant

has requested a variance from Section 114-144. A.3 {Permitted Signage} and Section 114-145 {the Sign Chart} of the Springfield Township Zoning Ordinance. This sign replaced an approximately 6 square foot freestanding sign at the site. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

Case #24-07: This is the application of **5 Star Venture 1, L.P.** owner of the properties located at 900 & 1000 E. Mermaid Lane, Wyndmoor, PA 19038. The properties are also known as Parcel #5200-1152-4007 & 5200-1152-1253. The applicant has requested a variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance to allow the properties to be used for indoor pickle ball courts. In addition, a variance has been requested from Section 114-134 to allow for a reduction in the required on-site parking. The applicant is proposing 44 off-street parking stalls and has submitted a parking demand study for review. The properties are zoned within the Limited Industrial District of Ward #5 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, July 22, 2024, 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