



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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Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, August 26, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-10: This is the application of **Jennifer & Todd Silvius**; owners of the property located at 503 Ascot Road, Orelan Pa. 19075, also known as Parcel #5200-0069-7007. The property owners have requested a variance from Section 114-131. B.2.c and 114-131. C.2.c of the Springfield Township Zoning Ordinance. The applicants seek approval to install 140 square foot accessory building (3) three feet from the side and rear property lines instead of the required (7) seven feet. The property is zoned within the B Residential District of Ward #6 of Springfield Township.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).


By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. CASE # 24-10

DATE: 7/25/2 

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Todd and Jennifer Silvius

(Name of Applicant)

Of (Address) 503 Ascot Rd., Oreland, PA 19075

(Telephone No.) 215-836-2527

do hereby make application before the Springfield Township Zoning Hearing Board to request:

_____ An **appeal** from the decision of the Zoning/Building Official.

_____ A **special exception** as provided for in Article _____, Section _____,
Subsection _____, of the Springfield Township Zoning Code.

X A **variance** from the requirements set forth in Article 114, Section 131,
Subsection B.2C, of the Springfield Township Zoning Code.

_____ Other (please specify) 114.131.C.2C

The property concerned is located at 503 Ascot Rd. Oreland, PA 19075

Petitioner's Interest in the property is Property Owner

Present use of property Primary Home

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We seek approval to install a 10' x 14' shed less than 7' from the rear and side property.

Request is due to a small side yard which serves as our outdoor living and storage area.

In addition, we have recently completed landscaping and water mitigation work in rear and side yards of the property. The proposed location for the new shed is 3' from side and rear property lines (fence). The new shed would be a single story structure that will be used for storing garden tools and additional storage needs as our property does not have a garage. (Please see attached documentation for more details.)

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 24-10
\$500.00
check 500.00

Applicant's Signature



Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

TODD SILVIUS

Printed Name of Applicant



7-25-2024

Applicant's Signature and Date

017493

PLEASE RECORD AND RETURN TO:
CAMELOT ABSTRACT
623 W. BROAD STREET
QUAKERTOWN, PA 18951
FILE NO. CL- 2132

THIS DEED, made this 14th day of August, 1998

BETWEEN BRUCE E. SCHAUER AND DENISE A. SCHAUER,
HUSBAND AND WIFE

hereinafter in the singular or plural referred to as "Grantor"), of the one part, and

TODD SILVIUS AND JENNIFER NIELSEN

(hereinafter in the singular or plural referred to as "Grantee), of the other part.

WITNESSETH, That in consideration of ONE EIGHTY-FIVE THOUSAND (\$185,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the Grantee, their heirs and assigns, as joint tenants with the right of survivorship and not as tenants in common.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, located in Springfield Township, Montgomery County, Pennsylvania as Lot No. 1, Block "0" on the Plan of Sunnybrook Country Club, Section made for Conrad J. Gettler by Barton and Martin, Esquire on the 24th day of April, A.D., 1944, recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book 1106, page 600 and more particularly described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Willow Road (50 feet wide) at the arc distance of 15.71 feet measured along the arc of a circle curving to the right having a radius of 10 feet from a point in the Northeasterly side of Ascot Road as laid out on said Plan (50 feet wide); thence extending along the said side of Willow Road, North 35 degrees 53 minutes 30 seconds East, 67 feet to a point in line of Lot No. 2, Block "0" on said Plan; thence extending Southeastwardly along the same at rights angles to the said side of Willow Road, 135 feet to a point a corner of Lots Nos. 34 and 35 Block "0" on said Plan; thence along the Northwesterly line of Lot No. 35, Block "0" on said Plan, Southwestwardly 77 feet to the Northeasterly side of Ascot; thence along the same North 54 degrees 06 minutes 30 seconds West, 125 feet to a point; thence on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to the first mentioned point and place of BEGINNING.

BEING Parcel Number 52-00-00697-00-7.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-00697-00-7 SPRINGFIELD
503 ASCOT RD
SCHAUER BRUCE E & DENISE A
B 076 U 032 L 1101 DATE: 08/31/98

REALTY TRANS TAX PAID	
STATE	1850.00
LOCAL	1850.00
PER	GD

085240PG190A

UNOFFICIAL COPY
DEED 0240190A

B
200
1300
1300
50

08 SEP 19 PM 1:00

011883

BEING THE SAME PREMISES which Mary B. Thayer a/k/a Barbara Jelinek Thayer by indenture dated the 7th day of August, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4847, page 1490, granted and conveyed unto Bruce E. Schauer and Denise A. Schauer, Husband and Wife.

UNOFFICIAL COPY
DEED 5240PG1902

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917493	
SPRINGFIELD TWP	1850.00
STATE STAMP	1850.00
TOTAL	3700.00
CHECK	1850.00
CHECK	1850.00
ITEM 2	
09-18-98 FRI #1	CASH-11 1342 14:22M

085240PG1902

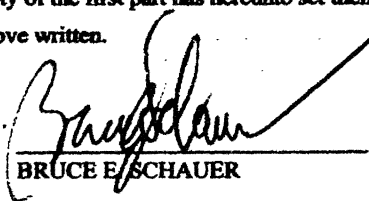
UNOFFICIAL COPY
DEED 5240PG1907

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditament and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversion and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described together with the buildings and improvements, hereditament and premises hereby granted, or mentioned and intended so to be with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever

AND the said Grantor, their heirs, executors and administrators does covenant, promise and agree with the said Grantees, their heirs and assigns, by these presents that they, the said grantors and their heirs, all and singular the hereditament and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof by, from or under her, them, or any of them, shall and will by these presents WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hand and seal, dated the day and year first above written.


BRUCE E. SCHAUER


DENISE A. SCHAUER

005240PG1908

UNOFFICIAL COPY
DEED 01901

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 14th day of August, 1998, before me, the undersigned officer, personally appeared BRUCE E. SCHAUER AND DENISE A. SCHAUER, Husband and Wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Connie Lee Sangrave
Notary Public

Notarial Seal
Connie Lee Sangrave, Notary Public
Quakertown Boro, Bucks County
My Commission Expires Jan. 25, 2001
Member, Pennsylvania Association of Notaries

I hereby certify that
The Address of the Grantee is:
*503 Acacia Road
Orland, PA 19075
C. Schauer*

RECORDED IN Deed Book _____ Page _____
GIVEN under by hand and seal of the said
office, the date above written.

Recorder of Deeds



Maryanne Beckenbach

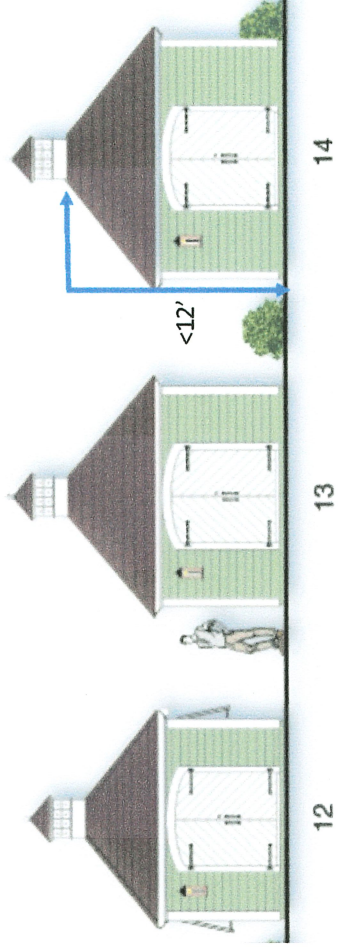
RECORDED IN DEED BOOK
MONTGOMERY COUNTY, PENN.
- REGISTERED -
8/18/98 215362
Mark E. Coob

005240P61906

Drainage and Patio Picture



- Underground drainage work completed May 2024
- New shed dimensions 10' x 14' or less
- Top of roof will be less than 12'
- New shed by Gardensheds



Todd and Jennifer Silvius: 503 Ascot Rd

- Current Shed: 8' x 8'
- Current distance from side yard property line: 3 ft
- Current distance from rear yard property line: 3 ft



PARID: 520000697007
SILVIUS TODD & JENNIFER NIELSEN



503 Ascot Rd (new shed proposal)



- New Shed Details
 - 3.5' from underground drainage just put in
 - Proposed distance from rear yard property line: 3 ft
 - Proposed distance from side yard property line: 3 ft
 - No larger than 10'x14'
 - Will sit on concrete pad