

**Springfield Township
Zoning Hearing Board
December 16, 2024
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board Member
Ed Fox; Esq., Vice Chair, Zoning Hearing Board
James Brown; Zoning Hearing Board Member
Michael G. Davey; Alternate Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #24-12: This is the application of **Donald W. Reichert**, owners of the property located at 8705 Carlisle Road, Wyndmoor, PA 19038, also known as Parcel #5200-0298-6553. The property owners have requested a variance from Section 114-54. A.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct an addition to the home that proposed to reduce the front yard setback from 40 feet to 18 feet in depth. This property is a flag lot, and the existing dwelling is located over 150 feet from Carlisle Road. The property is zoned within the A Residential District of Ward #2 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, January 27, 2025, 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



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

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

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Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

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, December 16, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-12: This is the application of **Donald W. Reichert**, owners of the property located at 8705 Carlisle Road, Wyndmoor, PA 19038, also known as Parcel #5200-0298-6553. The property owners have requested a variance from Section 114-54. A.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct an addition to the home that proposed to reduce the front yard setback from 40 feet to 18 feet in depth. This property is a flag lot, and the existing dwelling is located over 150 feet from Carlisle Road. The property is zoned within the A Residential District of Ward #2 of Springfield Township.

A copy of the application and information submitted for this application 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

Springfield Township
Montgomery County
Received
NOV 25 REC'D
Community Development
Department

NO. 24-12

DATE: 11/25/2024

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Donald Reichert
(Name of Applicant)

Of (Address) 8705 Carlisle Rd., Wyndmoor, PA, 19038

(Telephone No.) 215-850-2521

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 V , Section 114-54,
Subsection A.(1), of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 8705 Carlisle Rd., Wyndmoor, PA 19038

Petitioner's Interest in the property is Owner and occupant

Present use of property Residential

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 are requesting a variance from Section 114-54A.(1) requiring front yards to have

a setback of 40 feet in order to build a master suite and additional bedroom addition.

There are unique circumstances because the property is a flag lot that is not adjacent

to the road, satisfying 114-165B.(1), and building within the allowable setbacks would

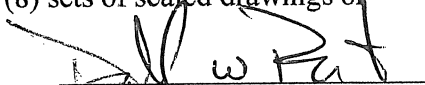
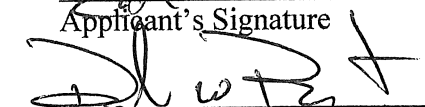
require demolishing the home's deck, be inconsistent with the character and type of

development in the surrounding area, ruin the nature and beauty of the home's exterior,

and infringe upon the home's true front yard satisfying 114-165B.(2).

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

check # 15017
\$ 500.00
Case # 24-12.


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.

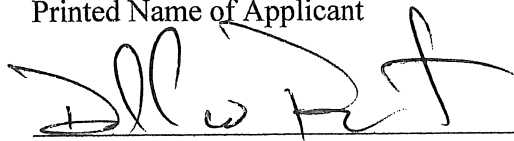
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.

Donald Reichert

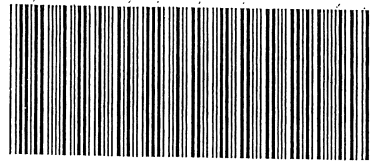
Printed Name of Applicant



Applicant's Signature and Date



DEED BK 5982 PG 01795 to 01799
 INSTRUMENT # : 2015095755
 RECORDED DATE: 12/18/2015 03:12:17 PM



3284710-0005N

RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 3309939 - 1 Doc(s)
Document Date: 12/10/2015	Document Page Count: 4
Reference Info:	Operator Id: msanabia

RETURN TO: (Mail) DIANE H. YAZUJIAN ESQ. PO BOX 1099 NORTH WALES, PA 19454	PAID BY: DIANE H YAZUJIAN ESQ
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*** PROPERTY DATA:**
 Parcel ID #: 52-00-02986-55-3
 Address: 8705 CARLISLE RD

 WYNDMOOR PA
 19038
 Municipality: Springfield Township (100%)
 School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:	
Recording Fee:Deed	\$95.00
Total:	\$95.00

DEED BK 5982 PG 01795 to 01799
 Recorded Date: 12/18/2015 03:12:17 PM

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDER OF DEEDS
MONTGOMERY COUNTY

2015 DEC 18 P 12:44

Prepared By: Diane H. Yazujian, Esquire
Return To: Diane H. Yazujian, Esquire
P.O. Box 1099
North Wales, PA 19454
(215) 699-2203

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-02986-55-3 SPRINGFIELD
8705 CARLISLE RD

REICHERT DONALD W
B 0388 U 032 L 136 1101 DATE: 12/18/2015

\$15.00
JU

Parcel No.: 52-00-02986-55-3

This Indenture, made the 10th day of December, 2015. 4-3 ms

Between

DONALD W. REICHERT (hereinafter called the Grantor), of the
one part, and

DONALD W. REICHERT AND REBECCA G. REICHERT, Husband and Wife,
(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantor for and in consideration of the
sum of One Dollar (\$1.00) lawful money of the United States of
America, unto them well and truly paid by the said Grantees, at or
before the sealing and delivery hereof, the receipt whereof is
hereby acknowledged, has granted, bargained and sold, released and
confirmed, and by these presents does grant, bargain and sell,
release and confirm unto the said Grantees, their heirs and
assigns, as Tenants by the Entireties:

ALL THAT CERTAIN lot or piece of ground with the buildings
and improvements thereon erected, hereditaments and appurtenances,
Situate in the Township of Springfield, County of Montgomery,
Commonwealth of Pennsylvania, bounded and described according to
Plan of Lots for Marshall Building and Contracting Corp., "Leawood
#6" prepared by William Reeder, Professional Engineer, dated
January 22, 1968, last revised April 30, 1968, recorded in the
Office for the Recording of Deeds in and for the County of
Montgomery at Norristown, Pennsylvania, in Plan Book A-17 page 50,
as follows, to wit:

BEGINNING at a point on the Northeasterly side of Carlisle Road (50 feet wide) said point being measured the 3 following courses and distances from a point of compound curve on the Southeasterly side of Marshall Road (50 feet wide) viz: (1) leaving said side of Marshall Road on the arc of a curve, curving to the left, having a radius of 25 feet the arc distance of 53.116 feet to a point of reverse curve on the said Northeasterly side of Carlisle Road; (2) thence extending along said side of Carlisle Road on the arc of a curve, curving to the right having a radius of 550 feet the arc distance of 111.760 feet to a point of compound curve on same and (3) thence extending along said side of Carlisle Road on the arc of a curve, curving to the right, having a radius of 300 feet the arc distance of 166.412 feet to the point of beginning; thence extending from said point of beginning along Lot No. 137, as shown on said Plan, the 2 following courses and distances viz: (1) extending North 67 degrees 47 minutes 30 seconds East the distance of 140.328 feet to a point a corner and (2) thence extending North 34 degrees 08 minutes 30 seconds West also along Lot No. 138 as shown on said Plan the distance of 151.300 feet to a point a corner in line of Lot No. 140 as shown on said Plan; thence extending South 89 degrees 21 minutes 13 seconds East along Lot No. 140 also being Lot No. 141, as shown on said Plan, the distance of 125.766 feet to a point a corner of Lot No. 142 as shown on said Plan; thence extending South 73 degrees 41 minutes 25 seconds East along Lot No. 142, the distance of 100.174 feet to a point a corner of Lot No. 143-C as shown on the distance of 56.853 feet to a point a corner of Lot No. 135 as shown on said Plan; thence extending South 67 degrees 47 minutes 30 seconds West along Lot No. 135 the distance of 303.287 feet to a point on the aforesaid Northeasterly side of Carlisle Road; thence extending along said side of Carlisle Road on the arc of a curve, curving to the left, having a radius of 300 feet the arc distance of 20.006 feet to a point on same, being the first mentioned point and place of beginning.

BEING Lot No. 136 as shown on the above mentioned plan.

BEING known as 8705 Carlisle Road.

BEING COUNTY TAX PARCEL NO. 52-00-02986-55-3

BEING the same premises which Howard A. Sher, by Deed dated July 12, 1996, and recorded July 18, 1996, in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5154 page 1933, granted and conveyed unto Donald W. Reichert, in fee.

THIS IS A CONVEYANCE FROM HUSBAND TO HUSBAND AND WIFE, AND IS THEREFORE EXEMPT FROM TRANSFER TAX.

Under and Subject to any and all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

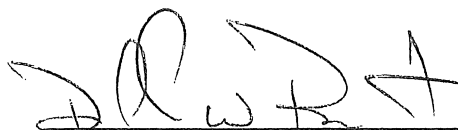
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, 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 above, with the buildings and improvements thereon erected hereditaments 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, as Tenants by the Entireties.

And the said Grantor, for himself, his executors and administrators does covenant, grant, promise and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



(SEAL)

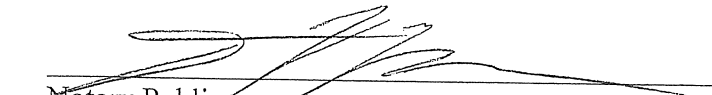
DONALD W. REICHERT

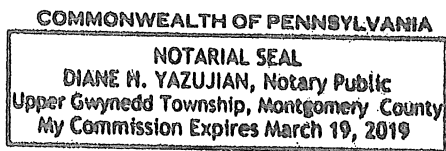
Commonwealth of Pennsylvania:

: ss

County of Montgomery :

On this, the 10th day of December, 2015, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Donald W. Reichert, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.


Notary Public



DEED

DONALD W. REICHERT

TO

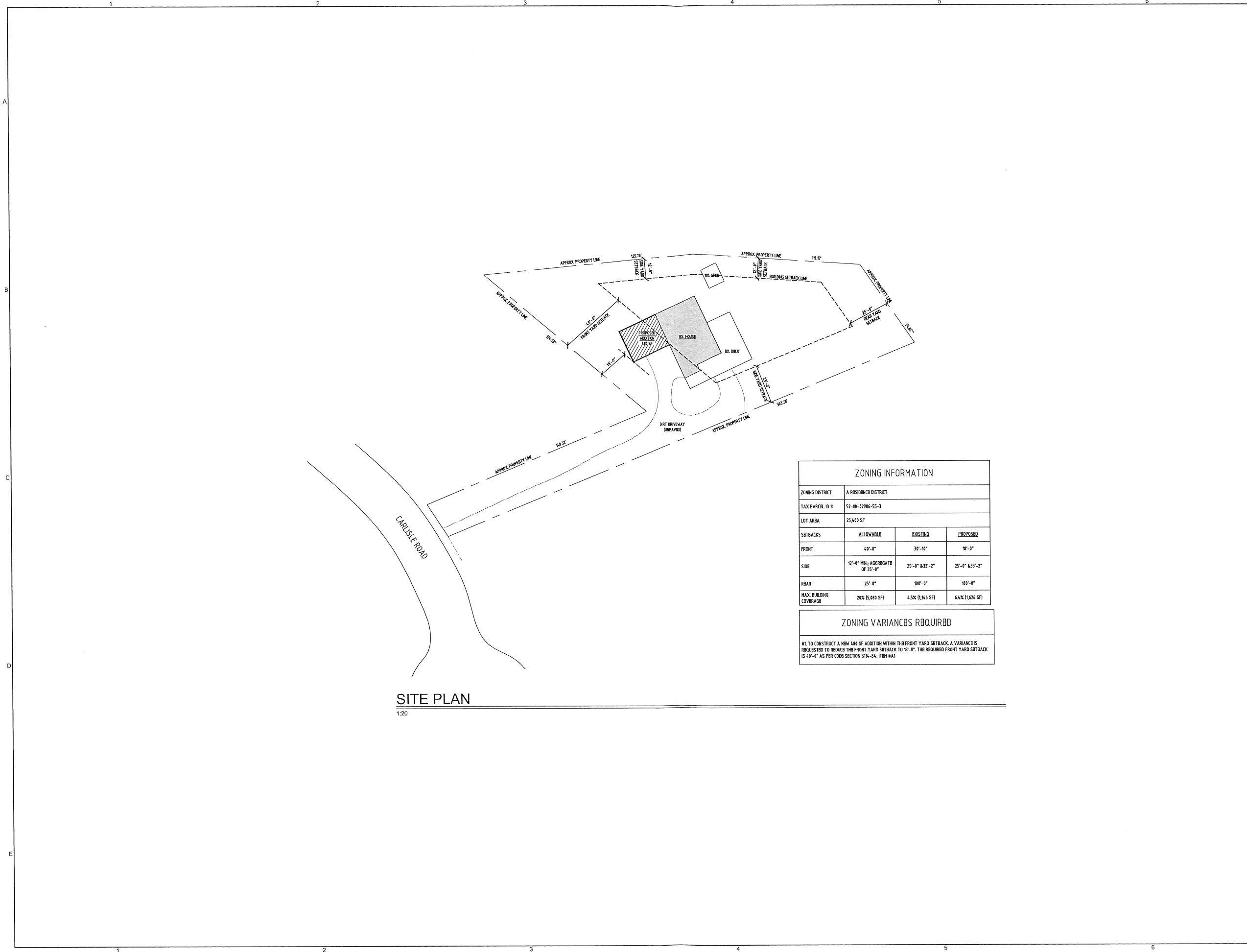
DONALD W. REICHERT AND REBECCA G. REICHERT

Premises: 8705 Carlisle Road
Springfield Township
Montgomery County, PA

The precise residence and the complete post office address of the above-named Grantees is:

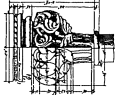
8705 Carlisle Road
Wyndmoor, PA 19038


On Behalf of the Grantees



GENERAL NOTE:
THIS DOCUMENT IS FOR GRAPHIC PURPOSES ONLY. CONSULTANT, ARCHITECT, ENGINEER, AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. DIMENSIONS SHALL BE BEFORE PROCEEDING WITH WORK.

Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



Reichert Residence
New Addition
8705 Carlisle Road
Wyndmoore, Pa

Drawn By:	MP
Checked By:	MVP
Date	Issue
11/13/2024	Survey
11/22/2024	Zoning

2024253

DO NOT SCALE DRAWINGS

Z1

ZONING PLAN