



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

James M. Lee  
*President*

Susanna O. Ratsavong  
*Vice President*

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

May 1, 2025

Julie & Patrick Kelly  
509 Willow Grove Avenue  
Wyndmoor, PA 19038

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*Solicitor*

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*Engineer*

**Re: Zoning Hearing Board Application #25-010, submitted by Julie & Patrick Kelly for the property located at 509 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1824-6007.**

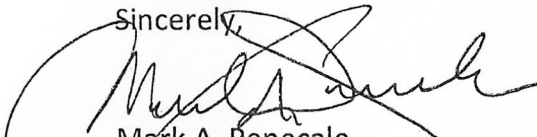
Dear Mrs. & Mr. Kelly,

This letter is sent to inform you that on Wednesday, April 30, 2025, the Springfield Township Zoning Hearing Board approved the application you submitted for a variance from Section 114-135 of the Springfield Township Zoning Ordinance. The approval of this application will allow for 6-foot-high fencing to be installed 7 feet back from the front property line along Willow Grove Avenue. The fence will be installed as plotted on Exhibit A-5.

The application was approved based on the testimony provided and the exhibits entered into the record. The decision was unanimous. The decision is final unless appealed within 30 days to Montgomery County Court of Common Pleas. Please be aware that a permit is not required for the installation of fencing within Springfield Township, however the fencing must be installed prior to April 30, 2026.

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  
Springfield Township

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township



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Christia & James Donohue  
508 Dayton Road  
Oreland, PA 19075

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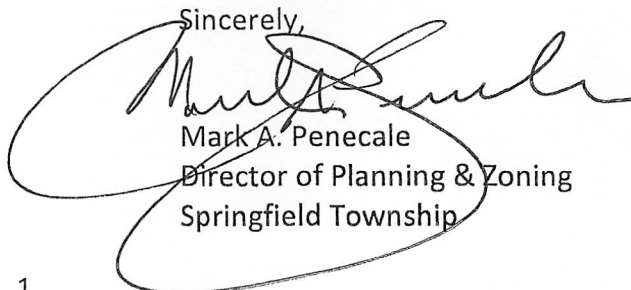
**Re: Zoning Hearing Board Application #25-07, submitted by Christia & James Donohue for the property located at 508 Drayton Road, Oreland, PA 19075, also known as Parcel #5200-0537-0004.**

Dear Mrs. & Mr. Donohue,

This letter is sent to inform you that on Wednesday, April 30, 2025, the Springfield Township Zoning Hearing Board approved the variance you requested from Section 114-135.A of the Springfield Township Zoning Ordinance. The approval of this variance allows for the replacement of the existing 4-foot-high picket fencing with a 5-foot-high white picket fencing no closer to Enfield Road than the existing fence along the property line fronting Enfield Road, provided that no portion of the fencing is located within the public right-of-way. In addition, the decision allows for 6-foot-high fencing to be installed perpendicular to Enfield Road along the rear property line in the same location as the existing fencing, with the condition that no portion of any fencing be located within the public right-of-way.

The application was approved based on the testimony provided and the exhibits entered into the record. The decision was unanimous. The decision is final unless appealed within 30 days to Montgomery County Court of Common Pleas. A permit is not required for the installation of fencing within Springfield Township, however, the fencing allowed by this decision must be installed prior to April 20, 2026. 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  
Springfield Township

The Township of Springfield

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township

Mr. James Hester Board Application #15-01, submitted by Charles E. Jones  
Residence for the property located at 1025 Dayton Road, Grand, PA 15025, also  
known as Parcel #015-001-001.

The letter is sent to inform you that on Wednesday, April 30, 2015, the Springfield  
Township Board held a meeting to discuss the variance you requested from the  
Zoning Ordinance for the property located at 1025 Dayton Road, Grand, PA 15025. The applicant of the  
variance, Charles E. Jones, was present at the meeting and presented a plan of the property  
showing the location of the proposed variance. The variance is for a 10-foot high  
fence along the rear property line. The variance is requested because the existing  
fence is 8 feet high and the applicant wishes to increase the height to 10 feet.  
The applicant has provided a plan of the property showing the location of the  
proposed variance. The variance is for a 10-foot high fence along the rear  
property line. The variance is requested because the existing fence is 8 feet  
high and the applicant wishes to increase the height to 10 feet. The applicant  
has provided a plan of the property showing the location of the proposed  
variance. The variance is for a 10-foot high fence along the rear property  
line. The variance is requested because the existing fence is 8 feet high and  
the applicant wishes to increase the height to 10 feet.

The application was approved by the Board on the condition that the applicant  
submit a plan of the property showing the location of the proposed variance. The  
applicant has submitted a plan of the property showing the location of the  
proposed variance. The variance is for a 10-foot high fence along the rear  
property line. The variance is requested because the existing fence is 8 feet  
high and the applicant wishes to increase the height to 10 feet. The applicant  
has provided a plan of the property showing the location of the proposed  
variance. The variance is for a 10-foot high fence along the rear property  
line. The variance is requested because the existing fence is 8 feet high and  
the applicant wishes to increase the height to 10 feet.

Charles E. Jones  
1025 Dayton Road  
Grand, PA 15025





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May 1, 2025

Patricia & Darren Haile  
412 Suffolk Road  
Flourtown, PA 19031

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*Secretary-Manager*

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Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

**Re: Zoning Hearing Board Application #25-08, submitted by Patricia & Darren Haile for the property located at 412 Suffolk Road, Flourtown, PA 19031, also known as Parcel #5200-1685-5004.**

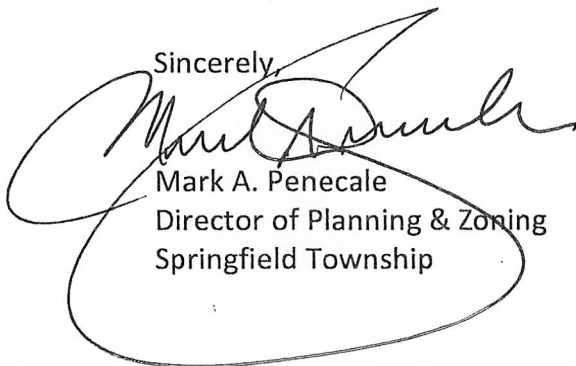
Dear Mrs. & Mr. Haile,

This letter is sent to inform you that on Wednesday, April 30, 2025, the Springfield Township Zoning Hearing Board approved the variance you requested from Section 114-54.B of the Springfield Township Zoning Ordinance. The approval of this variance will allow for the construction of the proposed one story addition to your home as shown on Exhibit A-3 with a reduced side yard to 9.76 feet in depth on one side and the reduced aggregate side yards to 31.7 feet.

The application was approved based on the testimony provided and the exhibits entered into the record. The decision was unanimous. The decision is final unless appealed within 30 days to Montgomery County Court of Common Pleas. The permit for the proposed addition must be obtained on or before April 30, 2026.

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  
Springfield Township

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township



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*Engineer*

May 1, 2025

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

**Re: Zoning Hearing Board Application #25-09, submitted on behalf of The First Presbyterian Church in Springfield for the property located at 1710 Bethlehem Pike, Flourtown, PA 19031, also known as Parcel #5200-0189-1001 and Parcel #5200-1162-3007.**

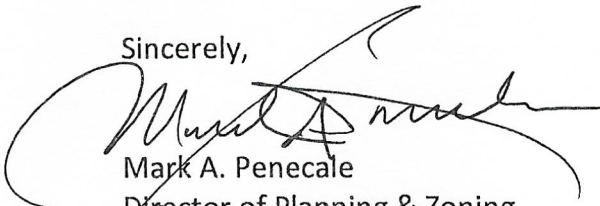
Dear Mr. Kuhls,

This letter is sent to inform you that on Wednesday, April 30, 2025, the Springfield Township Zoning Hearing Board approved the application you submitted for relief from Section 114-81 and Section 114-101 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the operation of daycare, before and after school programs and a children's summer camp as an accessory use to the legal non-conforming religious use on the property.

The application was approved based on the testimony provided and the exhibits entered into the record. The decision was unanimous. The decision is final unless appealed within 30 days to Montgomery County Court of Common Pleas. One of the newly approved accessory uses must be in operation prior to April 30, 2026.

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  
Springfield Township

The Township of Springfield

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township

May 1, 2012

Joseph E. Kube, Esq.  
Kube Law, P.C.  
251 W. Carson Road  
Glenside, PA 19038

Mr. Kube  
Kube Law, P.C.  
251 W. Carson Road  
Glenside, PA 19038  
Tel: 215-261-1111  
Fax: 215-261-1112  
Email: jk@kubelaw.com

Re: Zoning Hearing Board Application 12-01, submitted on behalf of the First Presbyterian Church in Springfield for a new building at 1110 Bethlehem Pike, Glenside, PA 19038, and known as Parcel #120-155-101 and Parcel #220-110-101.

Dear Mr. Kube:

This letter is sent to inform you that on Wednesday, April 25, 2012, the Springfield Zoning Hearing Board approved the application you submitted for relief from Section 114-41 and Section 114-42 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the operation of a day camp and after school program and a summer camp as an accessory use to the legal non-conforming religious use of the property.

The application was reviewed based on the testimony provided and the exhibits submitted to the Board. The Board was satisfied that the decision is in the best interests of the Township. The Board also noted that the application was submitted in accordance with the provisions of the Ordinance. One of the reasons for the Board's decision was that the proposed use is a seasonal use and will not be a permanent use of the property.

If there are any questions that you may have, please feel free to contact me at 215-261-1111.

Michael A. Kube  
Township of Springfield  
Springfield Township