



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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June 26, 2025

Mr. Anthony DeMaio
209 Sunnybrook Road
Flourtown, PA 19031

Re: Zoning Hearing Board Application #25-13, for the property located at 209 Sunnybrook Road, Flourtown, PA 19031, also known as Parcel #5200-1706-5001.

Dear Mr. DeMaio,

This letter is sent to inform you that on Tuesday, June 25, 2025, the Springfield Township Zoning Hearing Board approved the application you submitted for the property located at 209 Sunnybrook Road, Flourtown, PA 19031. The Zoning Hearing Board approved the requested variance from Section 114-64. B of the Springfield Township Zoning Ordinance. The approval of this application will allow for the construction of a 400 square foot addition to the rear of the existing dwelling that will not decrease the existing aggregate side yards of 20.05 feet, where 25 feet is otherwise required.

The approval of this application was based on the testimony provided and the exhibits entered into the record. The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. This decision expires within 12 months from the date of authorization thereof unless a building permit is obtained within that time under Section 114-165 of the Springfield Township Zoning Ordinance. 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, BCO
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