



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

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

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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.

Tuesday, July 28, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #25-15: This is the application of **Elizabeth & Robert Jacobs**, owners of the property located at 3 Erdenheim Road, Erdenheim, PA 19038, also known as Parcel 5200-0575-2001. The applicants have requested a variance from Section 114-64. A-1 of the Springfield Township Zoning Ordinance. The owners seek approval to construct an addition to the front of the home that will reduce the required 30-foot front yard setback to 20 feet, 9 inches in depth. The property is zoned within the B-Residential District of Ward #4 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](https://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

JUN 27 ENT'D

Community Development
Department

NO. 25-15

DATE: 6/24

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Robert and Elizabeth Jacobs

(Name of Applicant)

Of (Address) 3 Erdenheim Road, Erdenheim PA 19038

(Telephone No.) 215-264-1985

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 64,
Subsection A.1, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 3 Erdenheim Road, Erdenheim PA 19038

Petitioner's Interest in the property is Owner

Present use of property Single Family Residence

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.

Owner is requesting a variance to construct 2-story additon which will encroach on the front yard setback requirement of 30'. The addition will be in line with the existing house which only sits at 25.8'. The hardship is that the existing house is non-conforming, the bedroom sizes for the new addition and the new stair run to meet up with the existing hallway.

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 # 3010
\$ 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.

Robert Jacobs

Printed Name of Applicant



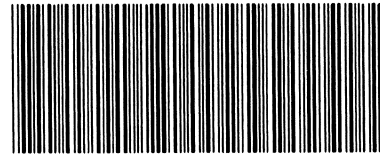
Applicant's Signature and Date



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6227 PG 02447 to 02452
INSTRUMENT # : 2021063086
RECORDED DATE: 06/02/2021 06:52:50 AM



5946752-0021Y

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 04/14/2021
Reference Info:

Transaction #: 6328007 - 2 Doc(s)
Document Page Count: 5
Operator Id: JSorg

RETURN TO: (Simplifile)
Surety Expert Abstract - DBA One Abstract
513 White Horse Pike
Haddon Heights, NJ 08035-1708
(856) 702-6809

PAID BY:
SURETY EXPERT ABSTRACT - DBA ONE ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 52-00-05752-00-1
Address: 3 ERDENHEIM RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$465,000.00
TAXABLE AMOUNT: \$465,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$4,650.00
Springfield Township RTT	\$2,325.00
Springfield School District RTT	\$2,325.00
Total:	\$9,390.75

DEED BK 6227 PG 02447 to 02452
Recorded Date: 06/02/2021 06:52:50 AM

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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**

Digitally signed 06/09/2025 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2021063086 (page 1 of 6)
Montgomery County Recorder of Deeds



File No. 4207EA-02

Prepared By:

One Abstract Services, LLC

1136 Route 73 South, Suite 101
Mount Laurel NJ 08054

Return to:

One Abstract Services, LLC

1136 Route 73 South, Suite 101
Mount Laurel NJ 08054
856-702-6809

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-05752-00-1 SPRINGFIELD TOWNSHIP
3 ERDENHEIM RD
O'CONNELL JOHN M & CATHERINE A
B 042 L U 046 1101 05/28/2021

\$15.00
HW

Premises: 3 Erdenheim Road, Springfield Township, Montgomery County PA
Parcel No. 52-00-05752-00-1

DEED

This Indenture made on this 14 day of April, 2021

BETWEEN

John M. O'Connell and Catherine A. O'Connell

(hereinafter called the Grantor(s))

AND

Robert Jacobs and Elizabeth A. Jacobs, *husband & wife*
(hereinafter called the Grantee(s),

Witnesseth That the said Grantors for and in consideration of the sum of FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$465,000.00) lawful money of the United States of America, unto him/her/them well and truly paid by the said Grantee(s) and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has/have granted bargained and sold, released and confirmed, and by these presents do(es) grant, bargain and sell, release and confirm unto the said Grantee(s), his/her/their heirs and assigns:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

The property located in Springfield Township Parcel/BRT/APN No: 52-00-05752-00-1

☒ Please see attached Legal Description annexed hereto and made a part hereof.



EXHIBIT "A"**LEGAL DESCRIPTION**

File No.: 4207EA-02

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, being Lot to. 109 and adjoining 35 feet of Lot No. 110 on a certain plan of "Erdenheim Terrace" laid out for Henry B. Auchy by Albright & Mebus, Civil Engineer, in December, 1908, which plan is recorded in the Office for the Recording of Deeds, in Deed Book No. 602 Page 500.

SITUATE on the Northwestern side of Erdenheim Road at the distance of 271 feet 3-3/4 inches Southwesterly from the Westerly corner of Erdenheim Road and Yeakel Avenue (both 50 feet wide).

CONTAINING in front or breadth on the said side of Erdenheim Road Southwestwardly 85 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Erdenheim Road 125 feet.

BOUNDED on the Northeasterly side by the premises now or late of J. Wilton Brooks and John Faber Miller, on the Southeasterly side by the said Erdenheim Road; on the Southwesterly side by the remaining part of Lot No. 110 and on the Northwestern side by Lot Nos. 12 and 13 on said plan.

BEING the same premises which James B. Bechtel and Beth A. Bechtel, husband and wife by Deed dated 03/28/1991 and recorded 04/08/1991 in Montgomery County in Deed Book 4972 Page 2291 conveyed unto John M. O'Connell and Catherine A. O'Connell, in fee.



Together with all and singular the buildings, 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 the said Grantor(s), as well at law as in equity, of, in, and to the same.

To have and to hold the said lot(s) or piece(s) of ground above described 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 Grantee(s), his/her/their heirs and assigns to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns, forever.

And the said Grantor(s), for himself/herself/themselves and his/her/their heirs, executors and administrators, do(es) covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that he/she/they, the said Grantor(s) and his/her/their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor(s) and his/her/their heirs and against all the every person and persons whomever lawfully claiming or to claim the same or any part hereof, by, from or under him, her , them or any of them, shall and will, as aforesaid, specially WARRANT, and forever DEFEND.



In Witness Whereof, the said Grantor(s) /has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

John M. O'Connell
John M. O'Connell

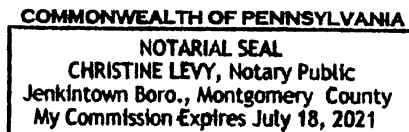
Catherine A. O'Connell
Catherine A. O'Connell

COMMONWEALTH OF PENNSYLVANIA)
)ss
COUNTY OF Montgomery)

On this 14 day of April, A.D., 2021, before me, a notary public the undersigned officer, personally appeared John M. O'Connell and Catherine A. O'Connell, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Christine Levy
Notary Public
My Commission Expires: July 18, 2021



DEED

Grantor(s): John M. O'Connell and Catherine A. O'Connell

TO

Grantee(s): Robert Jacobs and Elizabeth A. Jacobs

PREMISES: 3 Erdenheim Road, Glenside aka Erdenheim, PA 19038

The address of the above named Grantee(s)

is: 3 Erdenheim Rd.
Glenside, PA 19038

Certified by: Christine Ruy



Chapter 114. Zoning

Article VI. B Residence District

§ 114-64. Yards.

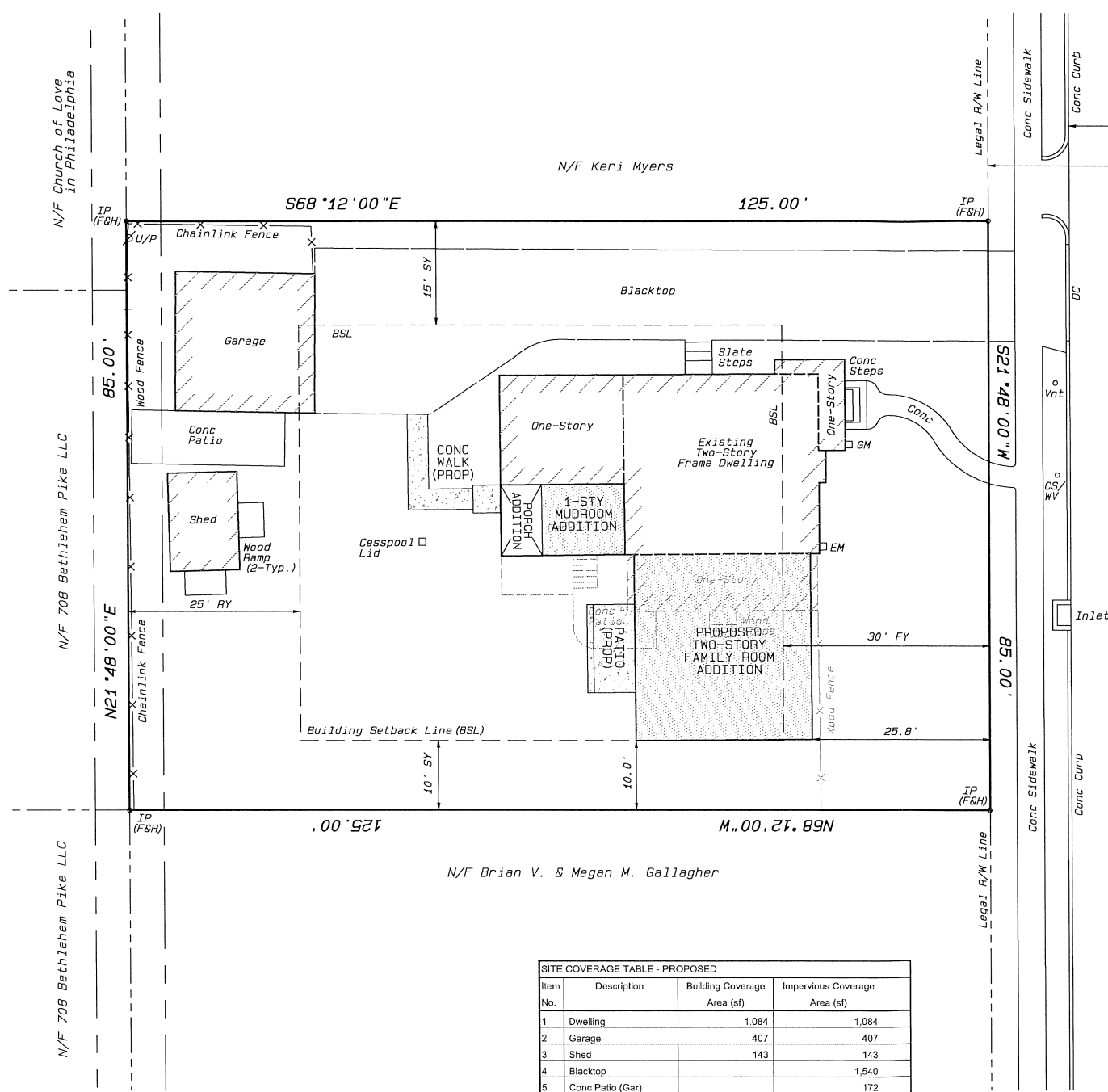
A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]
- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.
- (2) Other buildings. in the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- ##### C. Rear yards.
- There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.



- LEGEND
- CENTERLINE
 - TRACT BOUNDARY
 - PROPERTY LINE
 - LEGAL R.O.W., EASEMENTS
 - REQUIRED R.O.W.
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING WATER LINE
 - EXISTING SAN. SEWER LINE
 - EXISTING TELEPHONE LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING STORM SEWER/INLET
 - PROPOSED STORM SEWER/INLET
 - PROPOSED WATER LINE
 - PROPOSED SAN. SEWER LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED GAS LINE
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING CURBLINE
 - PROPOSED CURBLINE
 - UTILITY POLE
 - EXISTING VALVE, VENT, CO.
- Zone: 'B' Residential

SITE COVERAGE TABLE - PROPOSED			
Item No.	Description	Building Coverage Area (sf)	Impervious Coverage Area (sf)
1	Dwelling	1,084	1,084
2	Garage	407	407
3	Shed	143	143
4	Blacktop		1,540
5	Conc Patio (Gar)		172
6	Front Walk		70
7	Front Steps		22
8	Slate Steps		19
9	Wood Ramp (Front)		19
10	Wood Ramp (Side)		21
11	Family Room Addition	689	689
12	Mudroom Addition	123	123
13	Porch Addition		61
14	Patio		88
15	Conc Walk (Rear)		77
Total =		2,446	4,535
Lot Area =			10,625 sf
Building Coverage =			2,446 sf
			23.02 %
Impervious Coverage =			4,535 sf
			42.68 %

Lot Area = 10,625 SF
0.2439 AC

DATE

REVISIONS

GRAPHIC SCALE

1"=10'

0 10 20 30

UNDERGROUND UTILITIES

PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)

DATE:

SERIAL NO.:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR AND/OR SHOWN BY EXAMINATION OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

REVISION NO.

JOSEPH M. ESTOCK

PROFESSIONAL

ENGINEER

PE037320C

PENNSYLVANIA

PROJECT TITLE :

3 ERDENHEIM ROAD

SPRINGFIELD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :

SITE PLAN

PREPARED BY :

JOSEPH M. ESTOCK

Consulting Engineers & Land Surveyors

933 Mystic Lane

Eagleville, PA 19403-3614

(610) 666-0257

joe@josephmestock.com

SCALE

1" = 10'

DATE

20 JUNE 2025

FILE NO.

25019

FIELD BOOK

348

SHT. NO.

2 of 2