



**Springfield Township
Zoning Hearing Board
September 29, 2025
7:00 P.M.**

7:00 P.M. Call to Order:

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 #25-17: This is the application of **Brooke DiMarco & Mark Brault**, owners of the property located at 517 E. Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel #5200-1835-5007. The owners have filed an appeal to the action of the Zoning Officer and in the alternative, have requested a variance from Section 114-138. G of the Springfield Township Zoning Ordinance. The applicants seek approval to alter the roof line of an existing non-conforming building. The detached accessory building now exceeds the 12-foot height limitation. The renovations to this structure have been made without obtaining the required building permit(s). The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

Case #25-18: This is the application of **G. P. Ventures HoldCo, LLC**, lease holder for the property located at 112 Lorraine Avenue, Orelan, PA 19075, known as Parcel #5200-1010-8001. The applicant has requested a variance from Section 114-91 of the Springfield Township's Zoning Ordinance. The applicant seeks approval to operate light manufacturing facility on the site. The business involves the assembly of firearm parts and the application of a protective sealant on those parts. The facility is not open to the public and there will be no retail sales from the site. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

Case #25-19: This is the application of **Caren & Adam Levin**, owners of the property located at 701 Thomas Road, Philadelphia, PA 19118, known as Parcel #5200-1250-2001. The owners have requested a variance from Section 114-42. B of the Springfield Township Zoning Ordinance. They seek approval to increase the existing building coverage on the property from 16.5% to 19.7% of the total lot area. The property is limited to no greater than 15% building coverage. The property is zoned within the AA-Residential District of Ward #1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, October 27, 2025, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.