



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

September 30, 2025

Brook DeMarco & Mark Brault
517E. Willow Grove Avenue
Wyndmoor, PA 19038

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #25-17, for the property located at 517 E. Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel Numbers 5200-1835-5007.


Dear Ms. DiMarco & Mr. Brault,

This letter is sent to inform you that on Monday, September 29, 2025, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the special exception requested from Section 114-138. G of the Springfield Township Zoning Ordinance, that allows for the expansion of the existing non-conforming accessory building based on the testimony and exhibits accepted into the record at this hearing.

The Zoning Hearing Board determined a variance was not required for the height of the accessory building, based on the revised plan and a finding that building is less than then 12 feet in height. The Board denied the applicant's appeal from the actions of the zoning officer, since construction permits are required. The approval of this application will allow for the accessory building to remain as currently constructed however the applicants are required to obtain the required permits and inspections.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. 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



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September 30, 2025

Christen G. Pionzio, Esq.
Hamburg Rubin Mullin Maxwell & Lupin
1684 South Broad Street, Suite 230
Lansdale, PA. 19446

Re: Zoning Hearing Board Application #25-18, for the property located at 112 Lorraine Avenue, Oreland, PA 19075, known as Parcel Numbers 5200-1010-8001. Submitted on behalf of GP Ventures HoldCo, LLC.

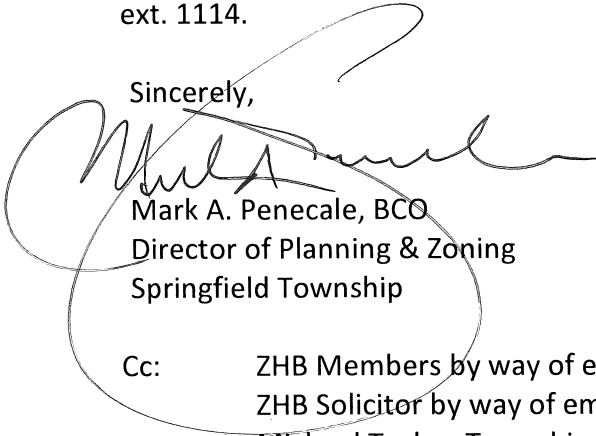
Dear Ms. Pionzio,

This letter is sent to inform you that on Monday, September 29, 2025, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-91 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the property to be used for a light manufacturing facility for the assembly of firearm parts, in accordance with the testimony and exhibits entered into evidence at the hearing. The approval of the application includes the following:

1. A security system that is in operation and monitored 24 hours a day must be installed, and in operation at all times.
2. No retail sales of guns or gun parts to the public are permitted from the property.
3. No signage identifying the products manufactured on the site may be displayed on the property.
4. The hours of operation for employees of the company are limited to the hours of between 8:00 a.m. and 7:00 p.m.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Penecale', is written over a large, faint circular stamp or watermark.

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
George Fill; 1407 Bethlehem Pike, Suite 302, Flourtown, PA 19031



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September 30, 2025

Caren & Adam Levin
701 Thomas Road
Philadelphia, PA 19118

OFFICERS

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Secretary-Manager

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Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #25-19, for the property located at 701 Thomas Road, Philadelphia, PA 19118, known as Parcel Numbers 5200-1250-2001.

Dear Mr. & Mrs. Levin,

This letter is sent to inform you that on Monday, September 29, 2025, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-42. B of the Springfield Township Zoning Ordinance based on the testimony and exhibits entered into the evidence at the hearing. The approval of this application will allow for the building coverage on the property to be increased to 19.1% of the total lot area, where as the Zoning Ordinance limits the property to 15% building coverage in the AA-Residential District. The approval will allow for the construction of the patio and the pavilion as shown on exhibit A-2, the updated site plan. The approval of this application has the following condition.

1. The applicant must comply with the requirements of the Springfield Township Stormwater Management Ordinance.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. 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