



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

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Brendan May
Vice President

Elizabeth McNamara
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Timothy P. Woodrow, PE
Engineer

March 24, 2026

Jolee & Douglas Lieberman
317 Poplar Road
Flourtown, PA 19031

Re: Zoning Hearing Board Application #26-06, for the application of Jolee & Douglas Lieberman, owners of the property located at 317 Poplar Road, Flourtown, PA 19031.

Dear Mr. & Mrs. Lieberman,

This letter is sent to inform you that on Monday, March 23, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-12 A-12 of the Springfield Township Zoning Ordinance. The approval of the variance will allow for addition to the rear of the home that will encroach into the limits of the AE Flood Zone, as determined by FEMA.

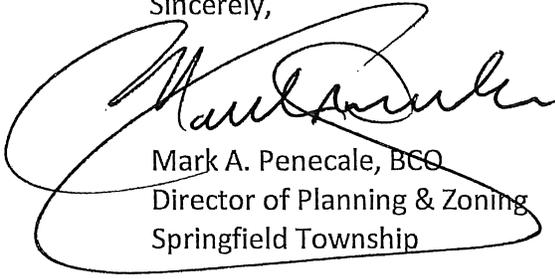
The approval of this application has the following conditions:

1. The proposed addition must be constructed as per the testimony and exhibits presented at the hearing.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record for this application. 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 unless building permits are submitted by March 24, 2027. This time limitation is in compliance with 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,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with large, sweeping loops. It is positioned above the typed name and title, and is partially enclosed by a large, hand-drawn oval that also surrounds the typed text below.

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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Engineer

March 24, 2026

Christen Pionzio, Esq.
1684 S. Broad Street, Suite 230
Lansdale, PA 19446

Re: Zoning Hearing Board Application #26-05, for the application of Erica & Andrew Sloane, for the property located at 8614 Montgomery Avenue, Wyndmoor, PA 19038.

Dear Ms. Pionzio,

This letter is sent to inform you that on Monday, March 23, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-44. B-1 of the Springfield Township Zoning Ordinance. The approval of the variance will allow for the proposed addition to reduce the side yard setback to 5.4 feet, instead of the required 15 feet and reduce the aggregate side yard setbacks to 20.9 feet instead of the required 50 feet.

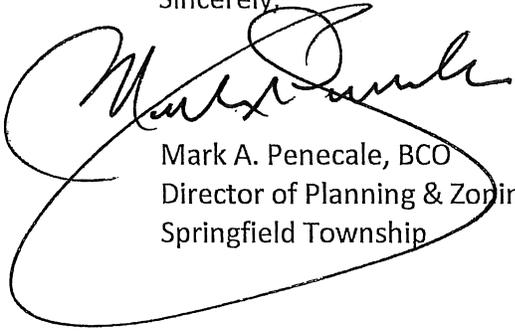
The approval of this application has the following conditions:

1. The applicant is required to replace any existing landscaping proposed to be removed.
2. The proposed addition must be constructed in accordance with the testimony and exhibits entered into the record.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record for this application. 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 unless permit applications are submitted by March 24, 2027. This time limitation is in compliance with 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,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval.

Mark A. Penecale, BCO
Director of Planning & Zoning
Springfield Township

Cc: Erica & Andrew Sloane, 8614 Montgomery Avenue, Wyndmoor, PA 19038
ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
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Engineer

March 24, 2026

K1 Investment, LLC
901 N. Penn Street, Unit P 1301
Philadelphia, PA 19123

Re: Zoning Hearing Board Application #26-04, for the application of K1 Investment, LLC, for the property located at 818 Abington Avenue, Wyndmoor, PA 19038.

Dear Mr. Debblay & Mr. Van Pfeiffer,

This letter is sent to inform you that on Monday, March 23, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-84 B of the Springfield Township Zoning Ordinance. The approval of the variance will allow for addition to the rear of the home at 818 Abington Avenue, connecting the existing house to the existing garage that will reduce the side yard setback to three feet where eight feet is required.

The approval of this application has the following conditions:

1. A door must be installed in the rear of the garage that allows access to the rear yard for landscape equipment for the property without encroaching on the adjacent properties.
2. Landscaping must be installed along the property line of the non-garage side of the home to buffer the adjacent home at 820 Abington Avenue. The landscaping must be installed from the front of the existing dwelling to the rear of the proposed addition.
3. The applicant is required to submit a site plan prepared and sealed by either a Registered Land Surveyor or a Professional Engineer at the time building permits are submitted. The plan is required to ensure compliance with the relief granted.
4. The proposed addition must be constructed as per the testimony and exhibits entered into the record.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record for this application. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. This decisions expire within 12 months from the date of authorization unless permits are

submitted by March 24, 2027. This time limitation is in compliance with 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,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, loopy scribble that partially obscures the typed name below it.

Mark A. Penecale, BCO
Director of Planning & Zoning
Springfield Township

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
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Engineer

March 24, 2026

Robert M. Tucker, Esq.
717 Constitution Drive
Exton, PA 19341

Re: Zoning Hearing Board Application #26-03, for the application of AOB Ventures, LLC, located at 1446 Ulmer Avenue, Oreland, PA 19075.

Dear Mr. Tucker,

This letter is sent to inform you that on Monday, March 23, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-135 A of the Springfield Township Zoning Ordinance. The approval of the variance will allow for the installation of six-foot-high fencing within the required 15-foot setback area along both the Ulmer Avenue and Roesch Avenue frontages as shown on the exhibits introduced into evidence at the hearing.

The approval of this application has the following conditions:

1. The applicant must install the fencing in accordance with the exhibits and the testimony presented at the hearing, no less than 60 inches from the curblin.
2. The applicant is required to install the landscaping as presented at the hearing.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record for this application. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. Zoning decisions expire within 12 months from the date of authorization, unless construction has commenced. This time limitation is required by 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,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, loopy scribble that also encompasses the typed name and title below it.

Mark A. Penecale, BCO
Director of Planning & Zoning
Springfield Township

Cc: AOB Ventures, LLC 102 W. Chestnut Hill Avenue, Philadelphia, PA 19118
ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
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March 24, 2026

Kellie McGowan, Esq.
Obermayer Rebmann, Maxwell & Hippel, LLP
Doylestown Commerce Center
2003 South Easton Road, Suite 304
Doylestown, PA 18901

Re: Zoning Hearing Board Application #26-02, for the application of Bridge Community Church of Philadelphia, located at 317 Oreland Mill Road, Oreland, PA 19075.

Dear Ms. McGowan,

This letter is sent to inform you that on Monday, March 23, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-74. B of the Springfield Township Zoning Ordinance. The approval of the variance will allow for the subdivision of the property to create a single family dwelling with an aggregate side yard setback of 19.88 feet, instead of the 20-foot aggregate side yard setback which is required.

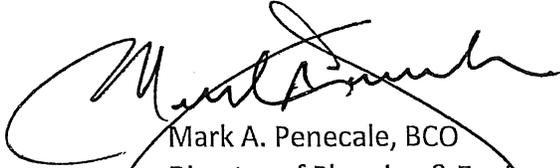
The approval of this application has the following conditions:

1. The applicant must obtain subdivision approval for the proposed plan from the Springfield Township, Board of Commissioners.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record for this application. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. Zoning decisions expire within 12 months from the date of authorization thereof unless a Subdivision application has been submitted by March 24, 2027. This time limitation is required by 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,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large, sweeping initial "M".

Mark A. Penecale, BCO
Director of Planning & Zoning
Springfield Township

Cc: Bridge Community Church of Philadelphia, P.O. Box 29724, Elkins Park, PA
19027
ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
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Thaddeus S. Kirk

Mr. Stephen Bauer, Elder
First Presbyterian Church in Springfield
1710 Bethlehem Pike
Flourtown, PA 19031

March 24, 2026

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Engineer

Re: Zoning Hearing Board Application #25-09, First Presbyterian Church in Springfield, 1710 Bethlehem Pike, Flourtown, PA 19031.

Dear Mr. Bauer

This letter is sent to inform you that on Monday, March 23, 2026, the Zoning Hearing Board of Springfield Township approved the requested 12-month extension on the approval of Application #25-09, for the property located at 1710 Bethlehem Pike, Flourtown, PA 19031. The approval of this application has been extended until April 30, 2027. Please be aware that a Use & Occupancy Certificate for the approved daycare, summer camp, before and after school program must be obtained on or before April 30, 2027.

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

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