



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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President

Brendan May
Vice President

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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.

Monday, May 18, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-11: This is the application of **Kara & Ronald White**, owners of the property located at 517 Cresheim Valley Road, Wyndmoor, Pa 19038, and known as Parcel #5200-0451-3502. The applicants seek approval to construct an addition to the front of the home that would encroach 10 feet into the required 40-foot front yard setback area. The applicants seek a variance from Section 114-54. A. of the Springfield Township Zoning Ordinance. The property is zoned within the A-Residential District of Ward #5 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](http://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

NO. 26-11

DATE: 4/23/26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Kara and Ronald K White, Jr.

(Name of Applicant)

Of (Address) 517 Cresheim Valley Rd. Wyndmoor, PA 19038

(Telephone No.) 412.996.4884

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 114-54^A, Section ,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 517 Cresheim Valley Rd. Wyndmoor, PA 19038

Petitioner's Interest in the property is Owners

Present use of property 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.

We are requesting a variance to permit a 30-foot front yard setback in connection with a proposed addition to our home. The purpose of the addition is to improve the functionality of the house for our family while keeping the overall design consistent with the existing structure and neighborhood.

The requested setback is necessary because placing the addition farther back on the property would significantly reduce the usable backyard area. Our backyard is an important open space for our children to play safely, and preserving that area is a major reason for the proposed layout. The proposed addition allows us to meet our family's needs without eliminating outdoor space that is actively used by our children.

The location of the addition is also important to maintain the natural flow and continuity of both the interior and the exterior of the home. Shifting the addition farther back would create an awkward and less functional interior layout, whereas the proposed placement allows the addition to connect logically with the existing rooms and preserve the character of the original house.

The addition will be designed and built to blend in with the existing home, and the requested variance will allow us to improve the property while preserving usable yard space and maintaining a cohesive interior layout. We do not believe the request will negatively impact neighboring properties or alter the character of the surrounding neighborhood.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 26-01

\$500.00

Check # 6171402299

R/KW

Applicant's Signature

R/KW

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

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The addition will be designed to blend in with the existing home, and the requested variance will allow us to improve the property while preserving usable yard space and maintaining a cohesive interior layout. We do not believe the request will negatively impact neighboring properties or alter the character of the surrounding neighborhood.

**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.

Ronald K White, JR
Printed Name of Applicant

RICW
Applicant's Signature and Date

Deed

Parcel No 52-00-04513-50-2

Richard E. Wells, Executor
of the
Estate of Sara F. Swanson a/k/a
Sara Fischer Swanson a/k/a
Sara June Swanson

TO

Ronald K. White, Jr. and Kara Jordan White,
husband and wife

Delaware River Closing Services, Inc.
6464 Lower York Road, Suite B
New Hope, PA 18938
Phone: (215) 794-3672

Prepared by and Return to:

Delaware River Closing Services, Inc.
6464 Lower York Road, Suite B
New Hope, PA 18938

File No. DRC-PA-11659

Premises:

517 Cresheim Valley Road
Wyndmoor, PA 19038

Parcel No 52-00-04513-50-2

This Indenture, made the _____ day of _____, 20____, and effective the
_____ day of _____, 20____, the date of delivery to the Grantees

Between

**Richard E. Wells, Executor of the Estate of Sara F. Swanson a/k/a Sara Fischer Swanson
a/k/a Sara June Swanson**

(hereinafter called the Grantor), of the one part, and

Ronald K. White, Jr. and Kara Jordan White, husband and wife

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **NINE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 (\$912,500.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground SITUATE in Springfield Township, Montgomery County, Commonwealth of Pennsylvania, described according to a survey and plan of lots made for Samuel Y. Heebner, by Martin and Duhring on the 29th day of December 1910, as follows:

BEGINNING at a point on the Northwesterly side of Cresheim Valley Drive (50 feet wide) which point of beginning is the two following courses and distance from the intersection of said side of Cresheim Valley Drive with the Southwesterly side of Ardmore Avenue (50 feet wide), viz. (1) Southwestwardly along said side of Cresheim Valley Drive on an arc curving to the right having a radius of 400 feet the arc distance of 193.10 feet, and (2) Southwestwardly along said side of Cresheim Valley Drive on an arc

curving to the left having a radius of 410 feet the arc distance of 131.70 feet; thence Southwestwardly along the said Northwesterly side of said Cresheim Valley Drive on an arc curving to the left having a radius of 410 feet the arc distance of 100.46 Feet to a point; thence North 51 degrees 27 minutes 20 seconds West 130.53 feet to a point; thence North 38 degrees 32 minutes 40 seconds East 100 feet to a point; and thence South 51 degrees 27 minutes 20 seconds East 135.96 feet to the First mentioned point and place of beginning.

BEING Lot No. 21 as shown on said Plan.

BEING County Parcel No. 52-00-04513-50-2

BEING the same premises which Chestnut Hill Associates, Inc., a Pennsylvania Corporation, by Deed dated 7/24/1963 and recorded 7/26/1963 in Montgomery County in Deed Book 3295 Page 892 conveyed unto Sara F. Swanson, in fee.

AND THE SAID Sara F. Swanson a/k/a Sara Fischer Swanson a/k/a Sara June Swanson died on 9/19/2023 leaving a Will probated and registered at Montgomery County as Will No. 2023-X3890, wherein she appointed Richard E. Wells as Executor, to whom Letters Testamentary were granted on 11/3/2023.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Trustees/Executors/Administrators of the aforesaid covenant, promise and agree to and with said Grantee, their heirs and assigns, that they, the said Trustees/Executors/Administrators of the aforementioned, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Estate of Sara F. Swanson a/k/a
Sara Fischer Swanson a/k/a Sara June Swanson

By: Richard E. Wells, Executor
Richard E. Wells, Executor

STATE/Commonwealth of Florida
COUNTY OF Palm Beach:

This record was acknowledged before me on 03/08/24 by Richard E. Wells, Executor, and he/she/they as such authorized signer, executed the foregoing instrument for the purposes therein contained as in capacity stated.


Notary Public



The address of the Grantees/buyers:

On behalf of the grantee/buyers

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground SITUATE in Springfield Township, Montgomery County, Commonwealth of Pennsylvania, described according to a survey and plan of lots made for Samuel Y. Heebner, by Martin and Duhring on the 29th day of December 1910, as follows:

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Fidelity National Title Insurance Company

Chapter 114. Zoning

Article V. A Residence District

§ 114-54. Yards.

A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 40 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 100 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 35 feet, but neither side yard shall be less than 12 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 85 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 yards is not thereby reduced to less than the required minimum of 12 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.

Printable page

PARID: 520004513502

WHITE RONALD K JR & KARA JORDAN

517 CRESHEIM VALLEY RD

Parcel

TaxMapID	52019 045
Parid	52-00-04513-50-2
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	517 CRESHEIM VALLEY RD
Lot #	21
Lot Size	13500 SF
Front Feet	100
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	WHITE RONALD K JR & KARA JORDAN
Name(s)	
Mailing Address	517 CRESHEIM VALLEY RD
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
346,430	346,430	

Estimated Taxes

County	1,892
Montco Community College	170
Municipality	1,735
School District	14,085
Total	17,882
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	28-MAR-2024
Sale Price	\$912,500
Tax Stamps	9125
Deed Book and Page	6358-02107
Grantor	SWANSON SARA F

MAGUIRE JAMES J
2004 ANNUITY TR

LORI-ANN C
ECKERT

LANDS OF RONALD K WHITE

W RODERICK
GAGNE

ANNE B
STANDISH

EXISTING FOOTPRINT COVERAGE	AREA	TOTAL FOOTPRINT
DRIVEWAY PAVING	1130.62 SQ FT	1130.62
FRONT PORCH	2454.00 SQ FT	2454.00
FRONT WALKWAY	59.22 SQ FT	59.22
EX DWELLING	1318.81 SQ FT	1318.81
EX GARAGE	475.00 SQ FT	475.00
EX SHED	105.00 SQ FT	105.00
EX IMPERVIOUS	3346.00 SQ FT	3346.00

LOT TOTAL
EX IMPERVIOUS
3346

EX FRONT PORCH
2454 SQ FT

EX FRONT WALKWAY
59.22 SQ FT

EX DWELLING
1318.81 SQ FT

EX GARAGE
475 SQ FT

EX SHED
105.00 SQ FT

EX DRIVEWAY PAVING
1130.62 SQ FT

CRESHEIM VALLEY ROAD

PLOT PLAN VIEW
1 IN = 10 FT

AUGUSTINE A
REPETTO

DAVID T
CLAGHORN

MATTHEW S
HELLEBUSCH

VARIANCE

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

RONALD WHITE
517 Cresheim Valley Rd,
Wyndmoor, PA 19038

EXISTING SITE

DRAWINGS PROVIDED BY:
LM, TH

DATE:
4/21/2026

SCALE:

SHEET:
P-1

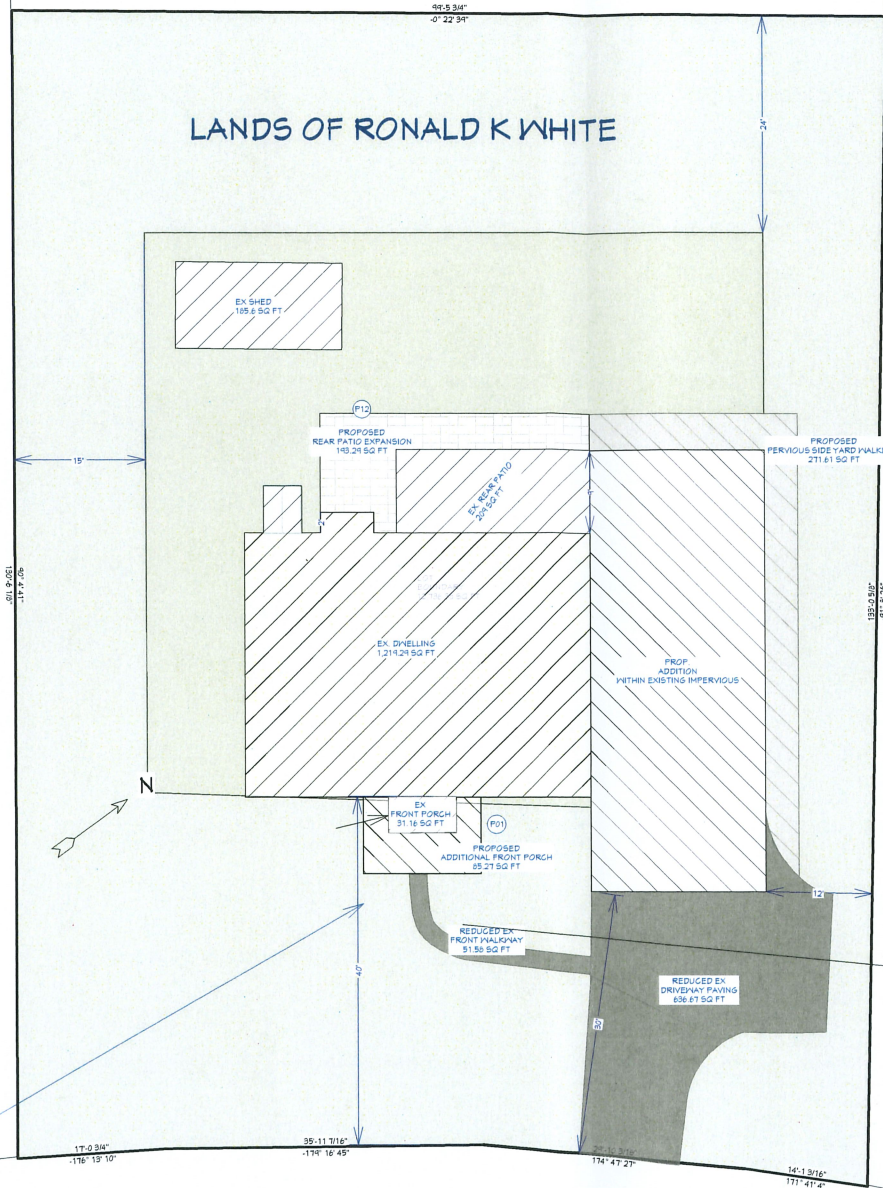
MAGUIRE JAMES J
2004 ANNUITY TR

LORI-ANN C
ECKERT

LANDS OF RONALD K WHITE

W RODERICK
GAGNE

ANNE B
STANDISH



EXISTING STRUCTURES	
NO.	DESCRIPTION
001	PROPOSED PAVING
002	EX. SHED
003	EX. DRIVEWAY
004	EX. DRIVEWAY
005	EX. DRIVEWAY
006	EX. DRIVEWAY
007	EX. DRIVEWAY
008	EX. DRIVEWAY
009	EX. DRIVEWAY
010	EX. DRIVEWAY
011	EX. DRIVEWAY
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094	EX. DRIVEWAY
095	EX. DRIVEWAY
096	EX. DRIVEWAY
097	EX. DRIVEWAY
098	EX. DRIVEWAY
099	EX. DRIVEWAY
100	EX. DRIVEWAY

CRESHEIM VALLEY ROAD

AUGUSTINE A
REPETTO

DAVID T
CLAGHORN

MATTHEW S
HELLEBUSCH

PLOT PLAN VIEW
1 IN = 10 FT

VARIANCE

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

RONALD WHITE
517 Cresheim Valley Rd,
Wyndmoor, PA 19038

PROPOSED ADDITION

DRAWINGS PROVIDED BY:
LM, TH

DATE:

4/21/2026

SCALE:

SHEET:

P-2

VARIANCE

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

RONALD WHITE
517 Cresheim Valley Rd,
Wyndmoor, PA 19038

ELEVATIONS

DRAWINGS PROVIDED BY:
LM, TH

DATE:
4/21/2026

SCALE:

SHEET:
P-3



E3 EXTERIOR ELEVATION FRONT
3/8 IN = 1 FT



E4 EXTERIOR ELEVATION LEFT
3/8 IN = 1 FT

VARIANCE

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

RONALD WHITE
517 Cresheim Valley Rd,
Wyndmoor, PA 19038

ELEVATIONS

DRAWINGS PROVIDED BY:
LM, TH

DATE:

4/21/2026

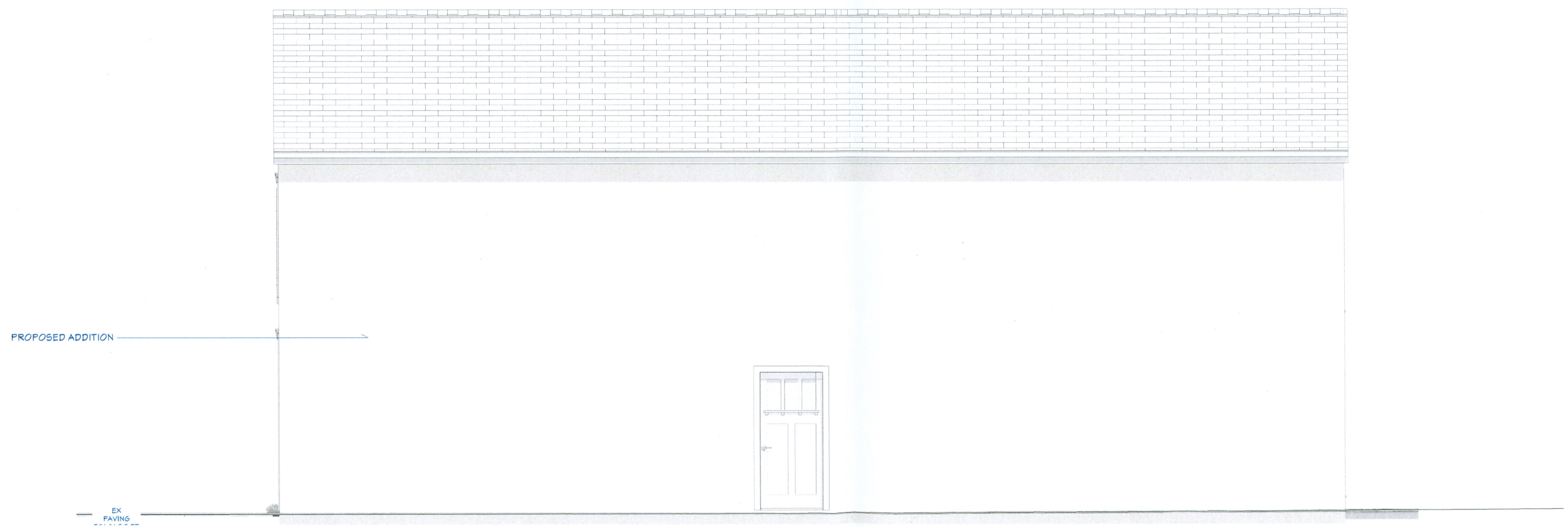
SCALE:

SHEET:

P-4



E5 EXTERIOR ELEVATION BACK
3/8 IN = 1 FT



E6 EXTERIOR ELEVATION RIGHT
3/8 IN = 1 FT



VIEWPOINT 1 ALONG ROADWAY

VARIANCE

NUMBER	DATE	REVISION	DESCRIPTION

RONALD WHITE
 517 Cresheim Valley Rd,
 Wyndmoor, PA 19038

DRAWINGS PROVIDED BY:
 LM, TH

DATE:

4/21/2026

SCALE:

SHEET:

P-5



VIEWPOINT 2 ALONG ROADWAY

VARIANCE

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

RONALD WHITE
 517 Cresheim Valley Rd,
 Wyndmoor, PA 19038

DRAWINGS PROVIDED BY:
 LM, TH

DATE:
 4/21/2026

SCALE:

SHEET:

P-6