



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

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May 30, 2025

Bernadette A. Kearney, Esq.  
Hamburg Rubin Mullin Maxwell & Lupin, PC  
1648 S. Broad Street, Suite 230  
Post Office Box 1479  
Lansdale, PA 19446

**Re: Zoning Hearing Board Application #25-11, submitted on behalf of Patricia & Adam Goodman for the property located at 301 E. Mill Road, Flourtown, PA 19031, also known as Parcel #5200-1165-6001.**

Dear Ms. Kearney,

This letter is sent to inform you that on Thursday, May 29, 2025, the Springfield Township Zoning Hearing Board approved the application of Patricia and Adam Goodman for the property located at 301 E. Mill Road, Flourtown, PA 19031. The Zoning Hearing Board approved the requested variance from Section 114-131. B.2.d of the Springfield Township Zoning Ordinance. The approval of this application will allow for the construction of an accessory building, to be used as a garage, pool house and cabana, that will be 15 feet, 3.25 inches in height where the zoning ordinance specifies a height limit of 12 feet.

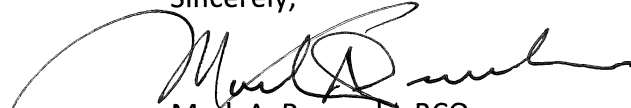
The approval of this application was based on the testimony provided and the exhibits entered into the record. The approval of this application is subject to the following condition:

1. Prior to the issuance of a building permit, the applicant will record a declaration that states the new accessory building will not be used as a dwelling unit. The declaration must be drafted and recorded to the satisfaction of the Zoning Hearing Board Solicitor.

The approval of this application was unanimous. 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 thereof unless a building permit is obtained within that time under 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,



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

Cc: Patricia & Adam Goodman, 301 E. Mill Road, Flourtown, PA 19031  
ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township



HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN, PC

Springfield Township  
Montgomery County  
Received  
JUL 10 ENT'D  
Community Development  
Department

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Lawyers@HRMML.com

- J. Edmund Mullin
- Steven H. Lupin
- Carl N. Weiner
- Mark F. Himsworth
- Steven A. Hann
- Steven B. Barrett
- Christen G. Pionzio
- Ethan R. O'Shea
- Bernadette A. Kearney
- Paul G. Mullin
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- William G. Roark
- Kevin M. McGrath LL.M.
- Lisa A. Shearman, LL.M.
- Robert J. Iannozzi Jr.
- Michael S. Gill
- Ron L. Woodman
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- John S. Han
- Steven J. English
- Zachary R. Morano
- Brittany Ann Kane
- Jack X. Jiang, LL.M.
- Celso L. Leite, Jr.
- J. Braun Taylor
- Gabriela A. Amado
- Grace C. Gelone
- Rylie M. Eisenhardt

July 9, 2026

Via E-Mail Only  
Springfield Township Zoning Hearing Board  
Attn: Catharine M. Harper, Esquire  
1510 Paper Mill Road.,  
Wyndmoor, Pennsylvania 19038  
*CHarper@timoneyknox.com*

**RE: Application of Yogesh I. Patel and ORELAND MARKET, INC.**  
1339 Bruce Road; Parcel No. 52-00-02551-00-7  
Application Nos. 25-01 and 25-12

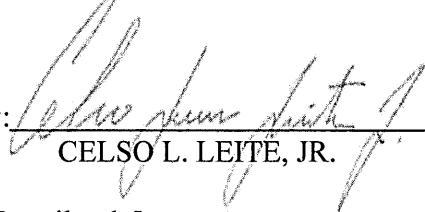
Dear Attorney Harper:

As you know, this firm represents ORELAND MARKET, INC. and Yogesh I. Patel ("Applicants") in the above-referenced matter before the Springfield Township Zoning Hearing Board. Applicants hereby withdraw the above-referenced Applications.

Please let me know if there is anything further that you need.

Respectfully,

**HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN, PC**

By:   
CELSON L. LEITE, JR.

- cc: Andrew Freimuth, Esquire [via E-mail only]
- Miranda Dang, Esquire [via E-mail only]
- Yogi Patel [via E-mail only]

**OF COUNSEL:**  
Senator John C. Rafferty Jr.  
Kathleen A. Maloles

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