



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

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July 28, 2026

Helen & Erik Goodroad
535 E. Willow Grove Avenue
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #26-14, for the property located at 535 E. Willow Grove Avenue, Wyndmoor PA 19038.

Dear Mrs. & Mr. Goodroad,

This letter is sent to inform you that on Monday, July 27, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance you requested from Section 114-135. A of the Springfield Township Zoning Ordinance. The proposed six-foot-high fencing may be installed as per Exhibit A-5, prepared by Sgt. Shawn Hart of the Springfield Township Police Department. Provided, however, if recommended by Sgt. Hart, eight linear feet of new fencing closest to the driveway of the adjacent property at 531 E. Willow Grove Avenue be reduced to four feet in height to improve visibility for those existing that driveway.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas.

This decision will expire automatically within one year of the date of this letter unless you proceed with the installation of the replacement fencing.

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. Renecale', written over a circular stamp or seal.

Mark A. Renecale, 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
File Copy (2)



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July 28, 2026

Wyndmoor Hose Company No. 1
1103 E. Willow Grove Avenue
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #26-15, for the property located at 1103 E. Willow Grove Avenue, Wyndmoor PA 19038.

Dear Chief DePaul,

This letter is sent to inform you that on Monday, July 27, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the follow relief from the Springfield Township Zoning Ordinance in order to enable the construction of the addition to the existing firehouse building as proposed in this application:

A variance from Section 114-62. B of the B-Residential District requirements to allow the building area to exceed the 30% limitation by 3.09%. The total building area is capped at 33.09%.

A variance from Section 114-64. A (1) to allow the front yard setback along the Southhampton Road frontage to be decreased to 11.2 feet in depth.

A variance from Section 114-64. C to allow the rear yard setback to be decreased from the required 25 feet to 23.2 feet.

A special exception from Section 114-138. D to allow for the expansion of an existing nonconforming use with the B-Residential District.

A special exception from Section 114-138. D. (2) with a variance to allow for structural alterations to the existing nonconforming use of the building.

A special exception from Section 114-138. D (3) to allow for the expansion of the existing nonconforming use of greater than 25% with a variance to allow the proposed expansion to be capped at 30.2%.

A variance from Section 114-138. F to allow for the proposed changes to the existing nonconforming use in excess of the limits imposed by Section 114-138.

A variance from Section 114-138. G to allow for vertical expansion of the existing nonconforming building.

A variance from Section 114-131. A to allow for the building encroachment into the required front yard setback area.

A variance from Section 114-131. C (1) to allow for the building encroachment into the required rear yard setback area.

A variance from Section 114-134. F (1) to eliminate the requirement for a minimum ten-foot-wide landscape buffer to be provided along the perimeter of the parking lot.

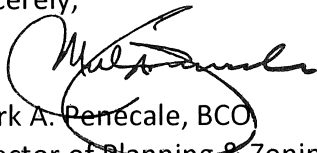
A variance from Section 114-134. F (2) to eliminate the requirement to provide internal landscaping within the parking lot for every 10 vehicle stalls.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas.

These special exceptions and variance shall automatically expire with 12 month of the date of this letter, unless the Applicant fails to pursuit the necessary land development approval.

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
File Copy (2)