



**Springfield Township
Zoning Hearing Board
September 28, 2026
7:00 P.M.**

7:00 P.M. Call to Order:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board
James Brown; Vice Chairperson Zoning Hearing Board
Michael G. Davey, Esq; Zoning Hearing Board Member
Gregory Luce, Alternate Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #26-18: This is the application of **Ms. Laura Downey**, owner of the property located at 1005 Harston Lane, Erdenheim, PA 19038 and known as Parcel #5200-0812-8001. The owner seeks approval to construct a single-story garage addition to the home that will reduce the required 12-foot-wide side yard setback to 7 feet 8 inches and reduce the aggregate side yard setback from 34 feet, 8 inches to 20 feet, 8 inches in width. A variance has been requested from Section 114-54. B. (1) of the Springfield Township Zoning Ordinance. The property is zoned within the A-Residential District of Ward 4 of Springfield Township.

Case #26-19: This is the application of **Meghan Paul-Cook & Michael Davey**, owners of the property located at 716 E. Willow Grove Avenue, Wyndmoor, PA 19038 and known as Parcel #5200-1857-1007. The owners seek approval to construct a detached garage within the rear yard that is proposed to be 13 feet, 6 inches in height. Accessory structures are limited to maximum of 12 feet in height. A variance has been requested from Section 114-131.2. {d} and Section 114-131.D of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward 5 of Springfield Township.

Case #26-20: This is the application of **Erica Irvine**, owner of the property located at 44 W. Mill Road, Flourtown, PA 19031 and known as Parcel #5200-1187-5007. The owner seeks approval

to construct an addition to the home that will encroach into the side and rear yard setback areas. The proposed addition will reduce the side yard to 5 feet, instead of the required 8 feet in width. The rear yard is proposed to be 21 feet, 6 inches in depth instead of the required 25 feet. A variance has been requested from Section 114-74. B and Section 114-74. C of the Springfield Township Zoning Ordinance. The property is zoned within the C-Residential District of Ward 1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, October 26, 2026, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.