



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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Vice President

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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, September 28, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted with 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

Springfield Township
Montgomery County
Received

AUG 11 ENT'D

Community Development
Department
10-7-27

NO. 26.18

DATE: _____

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

Laura Downey

We _____
(Name of Applicant)

Of (Address) 1005 Harston Lane

(Telephone No.) 9176263622

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, Section 54,
Subsection B.1, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

_____ 1005 Harston Lane
The property concerned is located at _____

_____ Owner
Petitioner's Interest in the property is _____

_____ Residential primary residence
Present use of property _____

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 would like to build a garage that would put the structure 7'-8' from the property line.

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

Case # 26-18
check # 141
\$500.00

Applicant's Signature

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

**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.

Laura Downey

Printed Name of Applicant

Applicant's Signature and Date

8/11/26

Prepared by and Return to:

SQS Square Settlements
1430 Walnut Street, 2nd Floor, Philadelphia, PA 19102

File No. 2025-2598-CH

Parcel ID No.: Property 1:
52-00-08128-00-1

This Indenture, made the 8th day of December, 2025,

Between

JAYNE FORMAN

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

LAURA DOWNEY

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

Witnesseth, that the said Grantor for and in consideration of the sum of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$625,000.00)** lawful money of the United States of America, unto his/her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as

Sole owner

Property Address: 1005 Harston Lane, Glenside, PA 19038

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of Section No. II of Paper Mill Glen, made by George B. Mebus, Engineers of Glenside, Pennsylvania, dated July 24, A.D., 1954, revised September 2nd, A.D., 1954 and June 16th, A.D., 1955, as follows, to wit:-

BEGINNING at a point on the Northwest side of Harston Lane (fifty feet wide) at the distance of one hundred ninety-four feet and twenty-five one-hundredths of a foot measured South fifty-seven degrees twenty-three minutes West from a point of curve at the Southernmost terminus of an arc of thirty-two feet and forty-two one-hundredths of a foot, having a radius of twenty feet, forming the intersection of the Northwest side of Harston Lane and the Southwest side of Fraser Road (fifty feet wide); thence extending from said point of beginning, South fifty-seven degrees twenty-three minutes West, along the Northwest side of Harston Lane, eighty feet to a point, thence extending North thirty-two degrees thirty-seven minutes West one hundred seven feet to a point in the middle line of a drainage easement (ten feet wide) which extends Southwestward and thence Southeastward to Harston Lane, thence, extending North fifty-seven degrees twenty-three minutes East, along the middle line of said drainage easement eighty feet to a point; and thence, extending South thirty-two degrees thirty-seven minutes East one hundred fifty-seven feet to the Northwest side of Harston Lane and place of beginning.

BEING Lot No. 87 on said Plan.

PARCEL NO. 52-00-08128-00-1

BEING the same premises that David L. Weiss and Gail Weiss, his wife, by deed dated January 14, 1980 and recorded January 18, 1980 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 4492, Page 595, granted and conveyed unto Kenneth M. Forman and Jayne Forman, his wife, as tenants by entireties, in fee.

ALSO BEING the same premises that Kenneth M. Forman and Jayne Forman, his wife, by deed dated August 11, 1986 and recorded October 30, 1986 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 4817, Page 1956, granted and conveyed unto Jayne Forman, in fee.

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 his/her, the said grantor, as well at law as in equity, of, in and to the same.

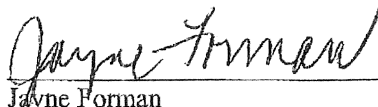
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that he/she, the said

Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him/her, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set his/her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



Jayne Forman

STATE OF
COUNTY OF

On this, the ____ day of _____, _____, before me _____, the undersigned officer, personally appeared Jayne Forman, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

SEE ATTACHMENT

Signature

The precise residence and the complete post office address of the above-named Grantees is:

1005 Harston Lane, Glenside, PA 19038

On behalf of the Grantees

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

LOS ANGELES

On DECEMBER 8, 2025 before me, ERIKA JANE GONZALES, NOTARY PUBLIC

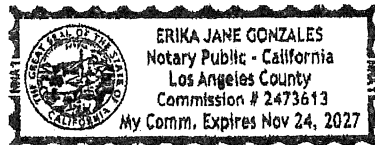
Date

Here Insert Name and Title of the Officer

personally appeared JAYNE FORMAN

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer is Representing: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

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State of California

County of

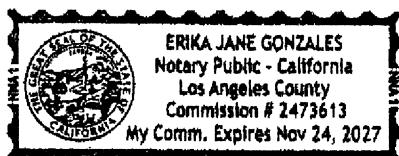
LOS ANGELES

On DECEMBER 8, 2025 before me, ERIKA JANE GONZALES, NOTARY PUBLIC
 Date Here Insert Name and Title of the Officer

personally appeared JAYNE FORMAN

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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Document Date: _____ Number of Pages: _____

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

*Township of Springfield, PA
Friday, August 28, 2026*

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.

john c. marshall, aia
pa: ra016598 nc: 10298
de: s5-0006974 nj: al 17354
dc: arc 100938 ny: 030706
ft: ar92788 oh: 0814561
ga: ra012908 sc: 8861
il: 001019835 va: 0401 013849
md: 14747

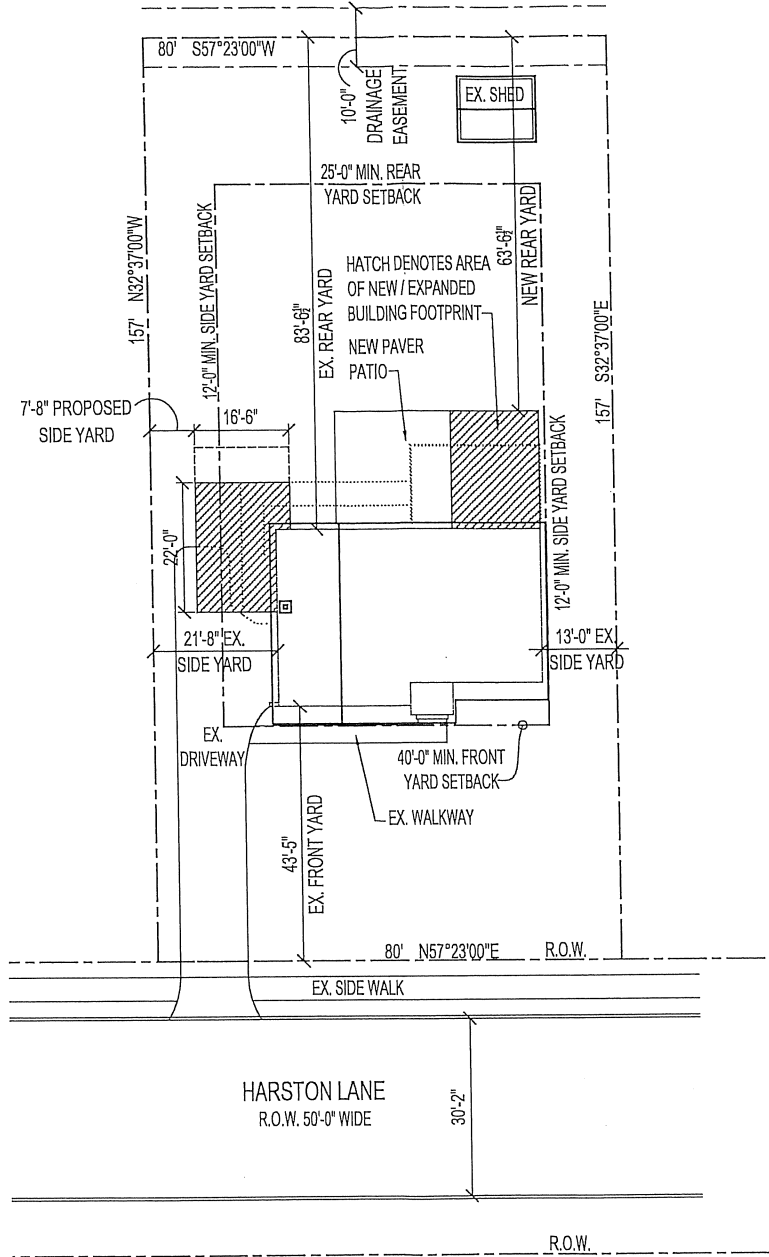
architectural site plan
addition and renovations to
1005 harston lane
laura downey
1005 harston lane, erdenheim, pa 19038

project number: 2624
drawn by: dv/jb
checked by: jm

issued for
07.07.26
design rev3

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as-1

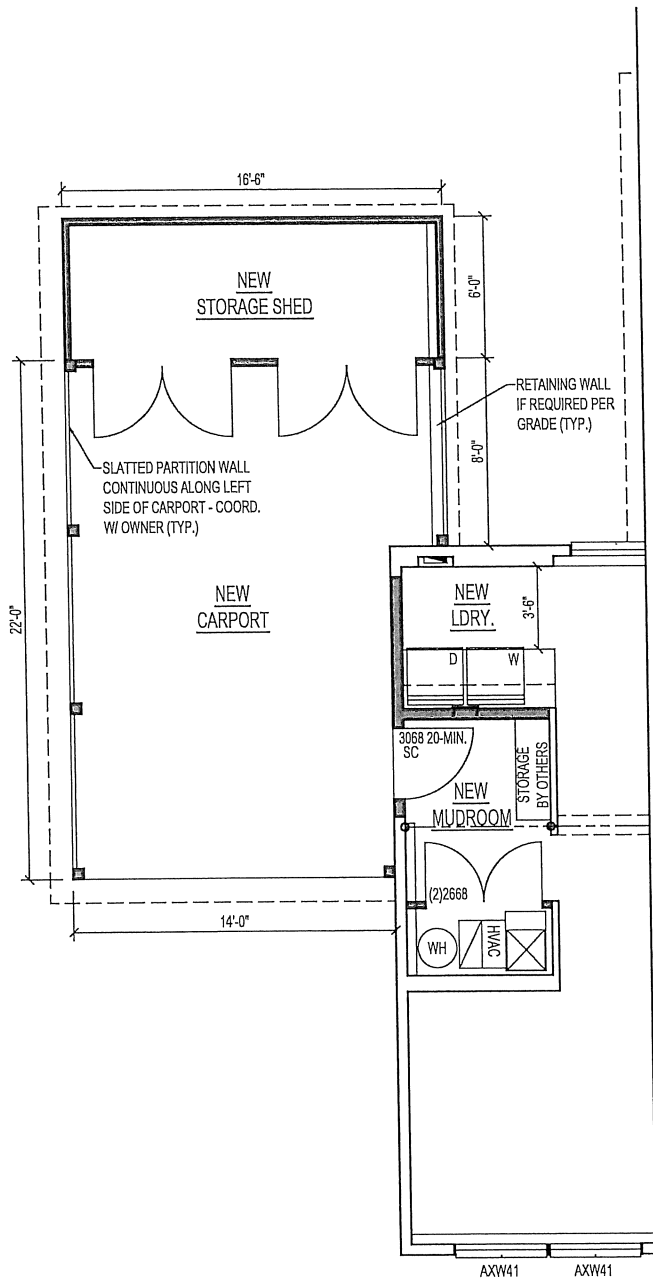


1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0" (22x34)
SCALE: 1/16" = 1'-0" (11x17)

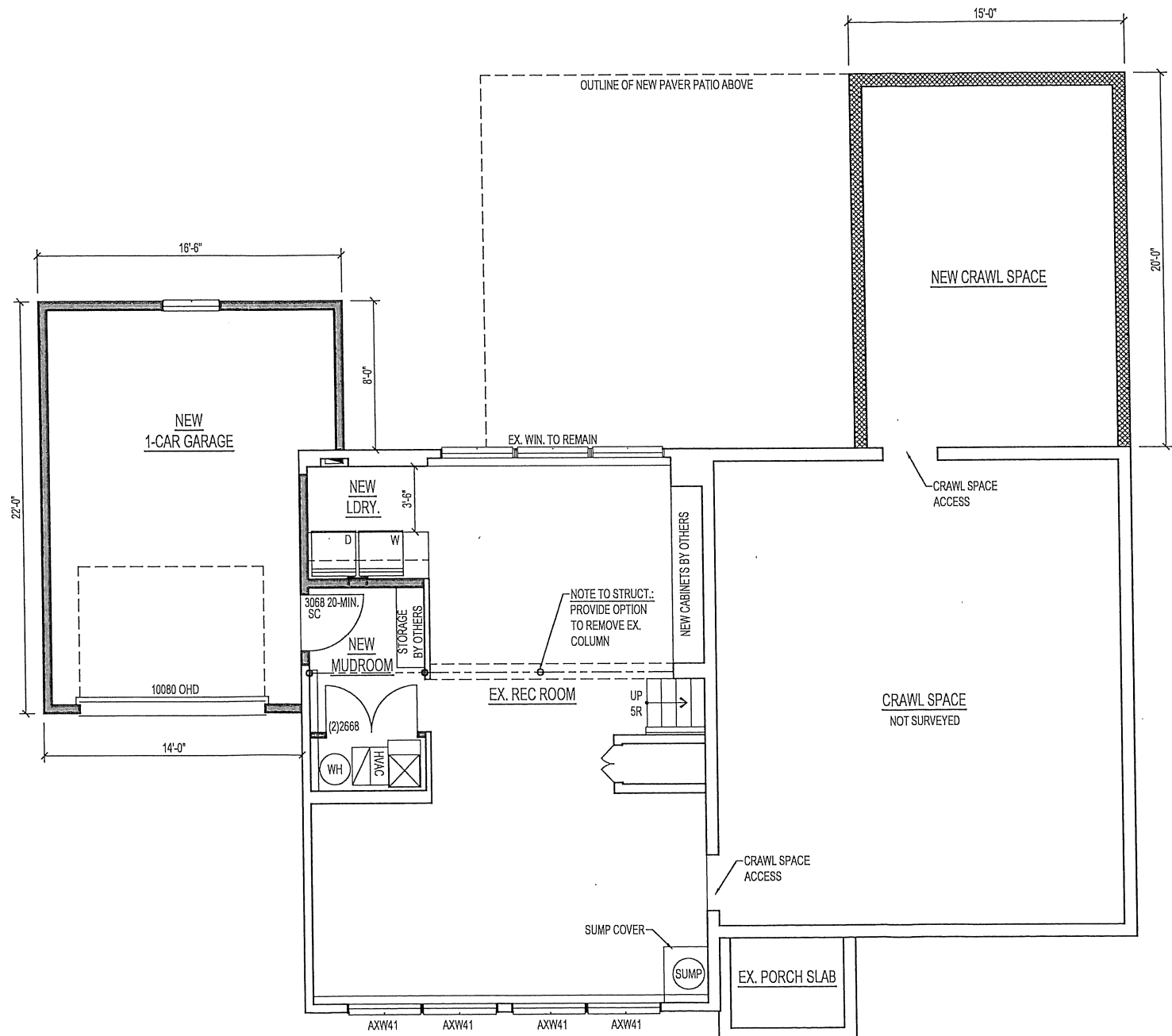
zoning data

TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY
ZONING DISTRICT: A RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	8,500 SF	12,560 SF	EXISTING
LOT WIDTH AT BUILDING:	70'-0"	80'-0"	
SETBACKS:			
FRONT	40'-0"	43'-5"	EXISTING
REAR	25'-0"	83'-6 1/2"	63'-6 1/2"
SIDES	12'-0" / 35'-0 AGGREGATE	21'-8" & 13'-0" / 34'-8" AGG.	7'-8" & 13'-0" / 20'-8" AGG.
MAXIMUM BUILDING COVERAGE:	30% (3,768 SF)	10.1% (1,272 SF)	11.5% (1,444 SF) / 13.8% (1,734 SF) W/ GARAGE OR CARPORT
MAXIMUM IMPERVIOUS:	40% (5,024 SF)	24.8% (3,127 SF)	25.8% (3,235 SF) 28.4% (3,563 SF) W/ GARAGE 29.2% (3,662 SF) W/ CARPORT & SHED
MAXIMUM BUILDING HEIGHT:	35'-0"	18'-2 1/2"	EXISTING

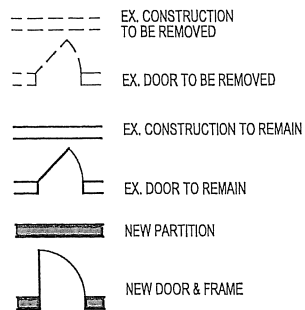


1.1 LOWER LEVEL W/ CARPORT & SHED
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



1 LOWER LEVEL W/ GARAGE
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

CONSTRUCTION LEGEND



marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
marshallsabatini.com
610.525.2993

john c. marshall, aia
pa: ra016598 nc: 10298
de: s5-0006974 nj: al 17354
dc: arc 100938 ny: 030706
ft: ar92788 oh: 0814561
ga: ra012908 sc: 8861
il: 001.019835 va: 0401.013849
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proposed plans
addition and renovations to
1005 harston lane
laura downey
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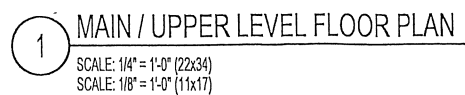
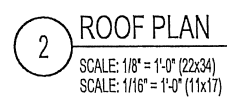
project number: 2624
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issued for
07.07.26
design rev3

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a-1

NOT FOR CONSTRUCTION



EX. CONSTRUCTION TO BE REMOVED

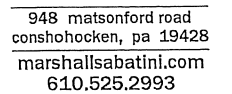
EX. DOOR TO BE REMOVED

EX. CONSTRUCTION TO REMAIN

EX. DOOR TO REMAIN

NEW PARTITION

NEW DOOR & FRAME



pa: ra016598 nc: 10298
de: s5-0006974 nj: al 17354
dc: arc 100938 ny: 030706
fl: ar92788 oh: 0814561
ga: ra012908 sc: 8861
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laura downey
1005 harston lane, erdenheim, pa 19038

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a-2

NOT FOR CONSTRUCTION



marshall sabatini architecture +
948 matsenford road
conshohocken, pa 19428
marshallsabatini.com
610.525.2993

john c. marshall, aia
pa: r016598 nc: 10298
de: s5-006974 nj: al 17354
dc: are 100938 ny: 030706
ft: ar92788 oh: 0814561
ga: r012908 sc: 8861
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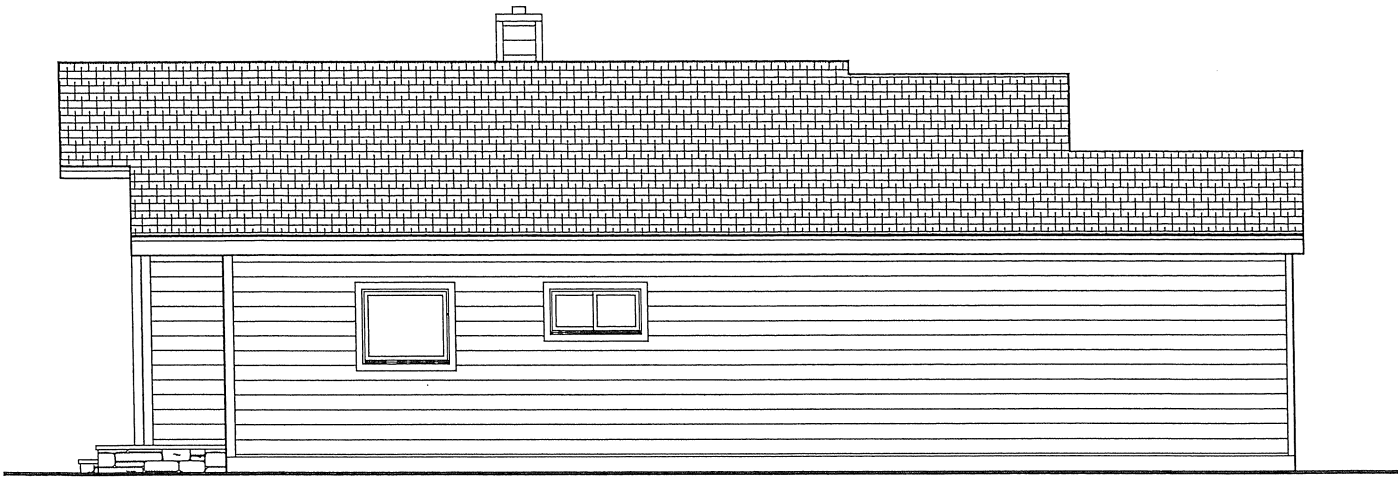
proposed elevations with garage
addition and renovations to
1005 harston lane
laura downey
1005 harston lane, erdenheim, pa 19038

project number: 2624
drawn by: dv/jb
checked by: jrm

issued for
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design rev3

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a-3



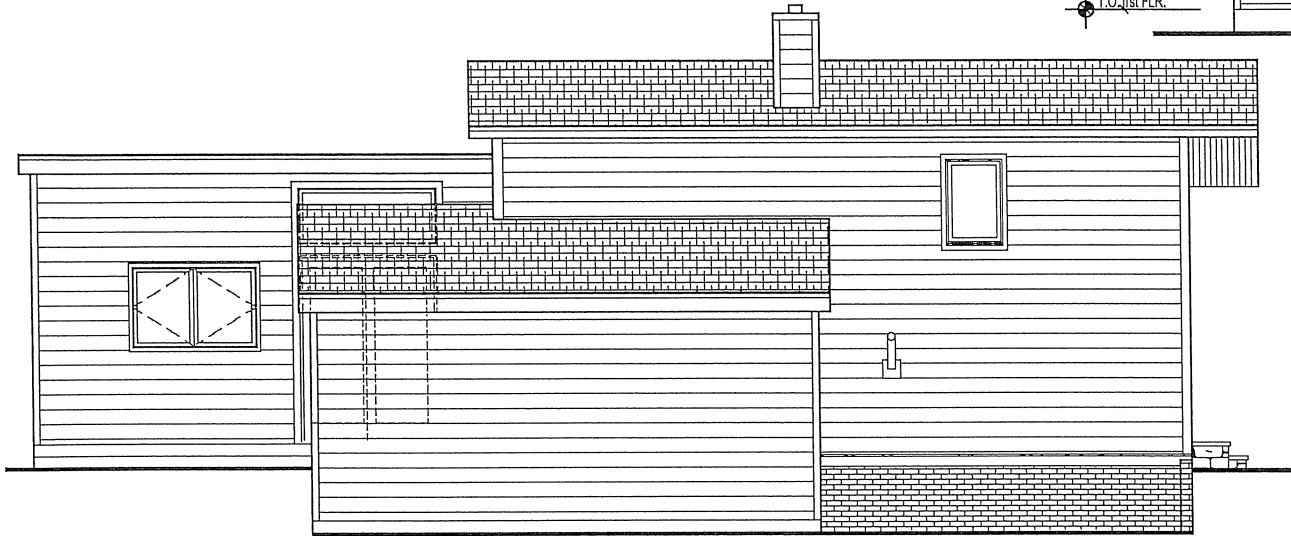
4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

T.O. PLATE
HEADER
8'-0"
7'-6"
T.O. 1st FLR.



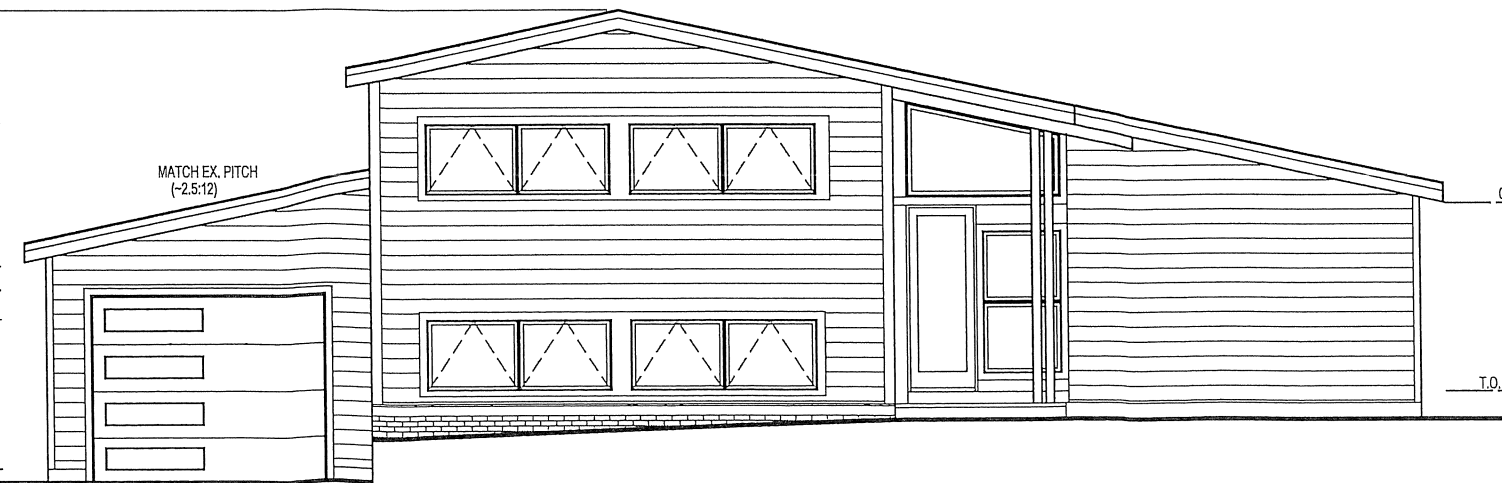
3 REAR ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

T.O. PLATE
AT NEW GARAGE
HEADER
7'-6"
9'-0"
T.O. WALL
AT NEW GARAGE



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

18'-2"
BUILDING HEIGHT
EXISTING
EXISTING
T.O. 2nd FLR.
CEILING
HEADER
EXISTING
EXISTING
T.O. BASEMENT



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

CEILING
8'-0"
T.O. 1st FLR.

NOT FOR CONSTRUCTION

john c. marshall, aia
pa: ra016598 nc: 10298
de: s5-0006974 nj: el 17354
dc: arc 100938 ny: 030706
fl: ar92788 oh: 0814561
ga: ra012908 sc: 8861
il: 001.019835 va: 0401.013849
md: 14747

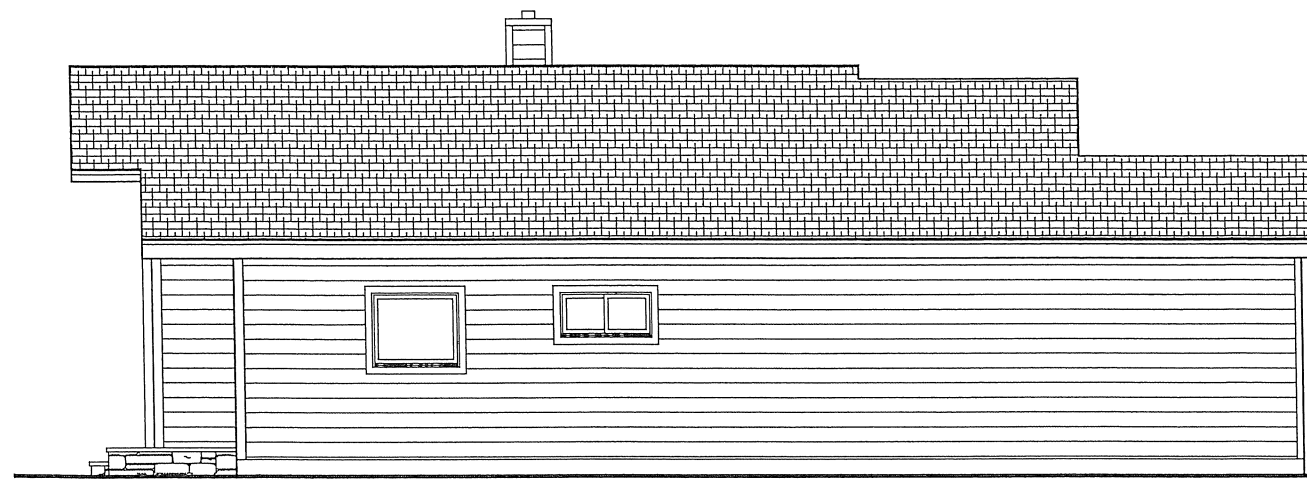
proposed elevations with carport & shed
addition and renovations to
1005 harston lane
laura downey
1005 harston lane, erdenheim, pa 19038

project number: 2624
drawn by: dv/jb
checked by: jm

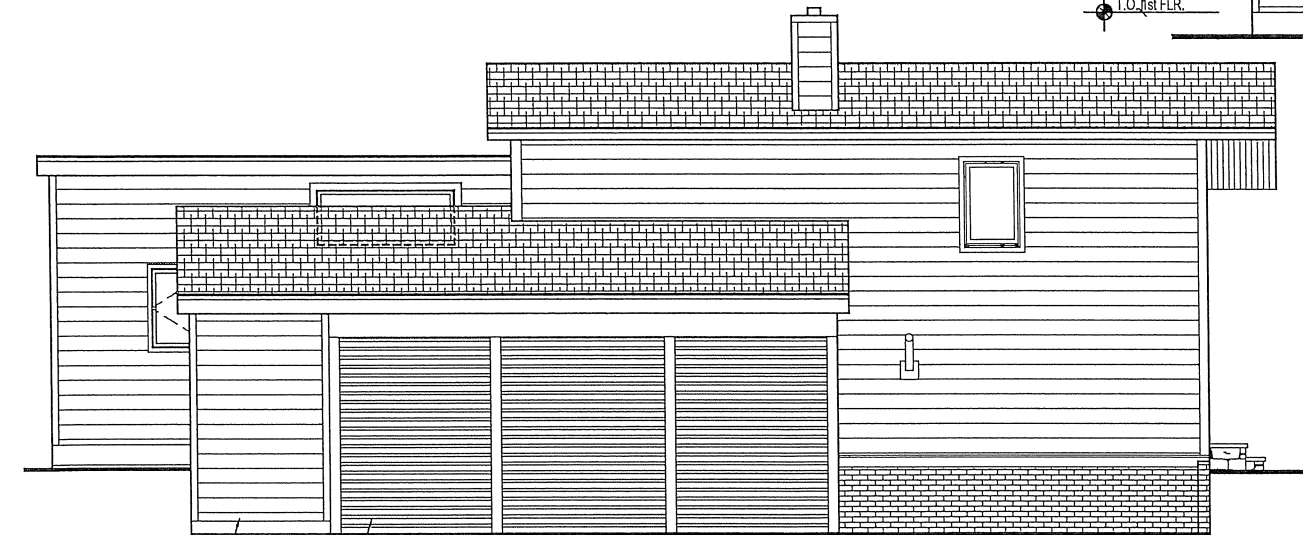
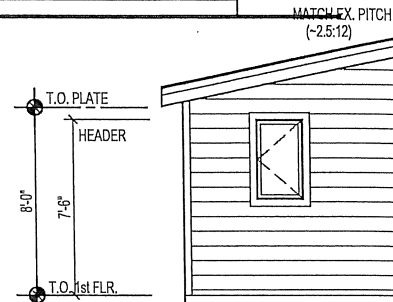
issued for
07.07.26
design rev3

copyright © 2026
marshall sabatini all rights reserved. all ideas,
design, arrangements and plans indicated or
represented by this drawing and written
material appearing herein constitute the
original and unpublished work of marshall
sabatini and the same may not be duplicated,
used or disclosed to any person, firm or
corporation for any purpose whatsoever without
the written consent of the architect.

a-3.1



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



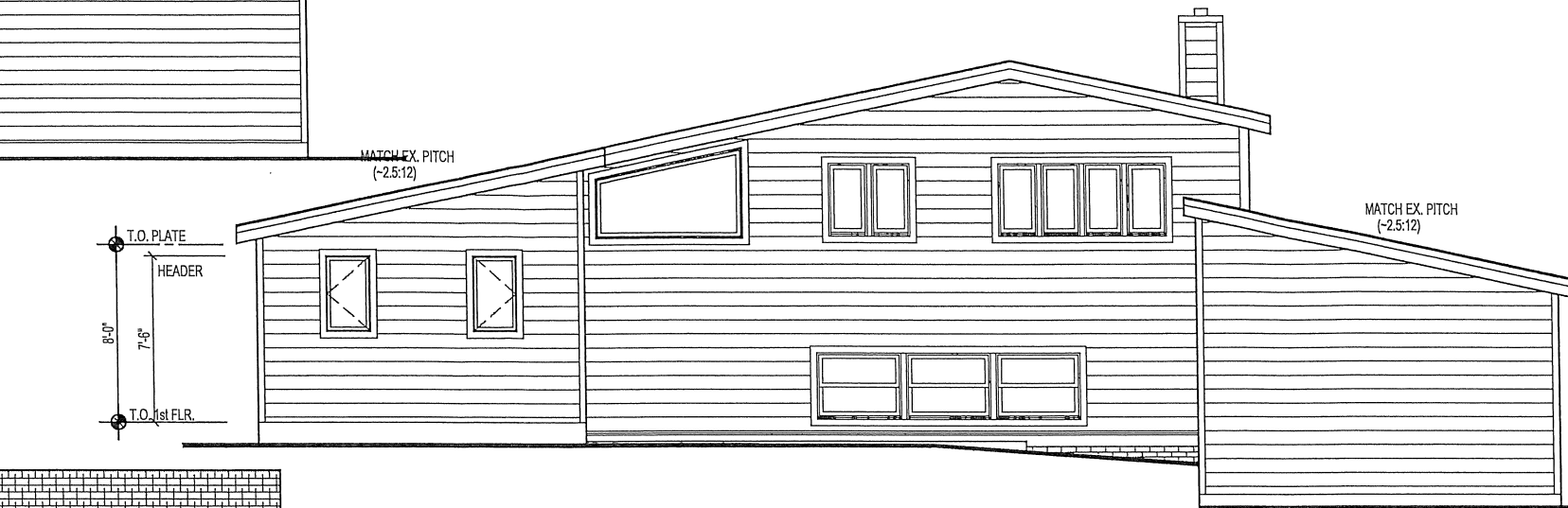
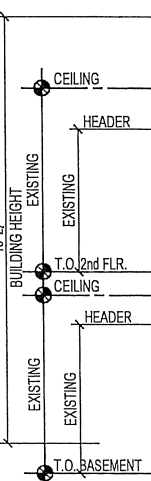
2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

NEW STORAGE SHED
SLATTED PARTITION WALL - REF. PLAN (TYP.)

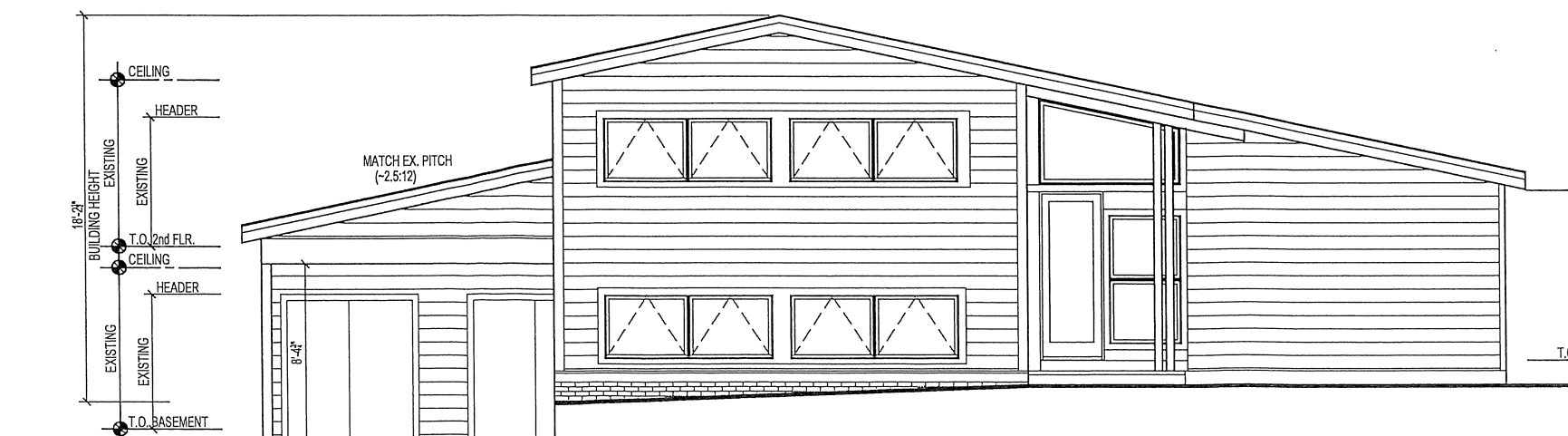
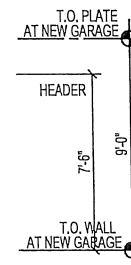


2.1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)
VIEW BEYOND CARPORT

IE OF SHED & CARPORT IN FOREGROUND



3 REAR ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



NOT FOR CONSTRUCTION



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

Susanna O. Ratsavong
President

Brendan May
Vice President

Elizabeth McNamara
James M. Lee
Robert C. Goldberg
Edward H. Morris III
Thaddeus S. Kirk

OFFICERS

A. Michael Taylor
Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
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, September 28, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted with 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

Springfield Township
Montgomery County
Received

AUG 20 ENT'D

Community Development
DATE Department

NO. 26-19

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Meghan E. Paul-Cook and Michael Davey

(Name of Applicant)

Of (Address) 716 E Willow Grove Avenue, Wyndmoor, PA 19038

(Telephone No.) (651) 331-8546

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 XIII, Section 114,
Subsection 131, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 716 E. Willow Grove Ave, Wyndmoor, PA 19038

Petitioner's Interest in the property is fee simple. Petitioners own and occupy the
property as their homestead.

Present use of property Single family 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.

Variance from sections 114-131. C. (2)(d) and 114-131. D. to permit the use of

roof trusses with a pitch not to exceed 12/12 in our new garage/workspace.

We request a variance from section 114-131. C. (2)(d) to increase the maximum

allowed height of the proposed structure by 2.5 feet. We request a variance

from section 114-131. D. to increase the maximum allowed height of the proposed

structure by up to 9 inches. A 12/12 pitch roof reflects the architecture, design & style

of surrounding structures & permits using attic trusses (usable space within the roof

structure). The garage/workspace is accessory to the existing house.

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 # 26-19

CASE # 114


Applicant's Signature


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

**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.

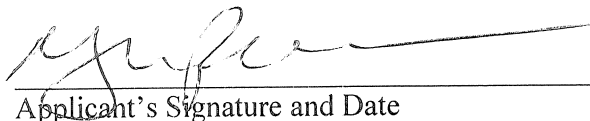
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.

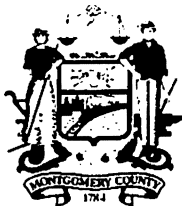
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Meghan E. Paul-Cook

Printed Name of Applicant



Applicant's Signature and Date

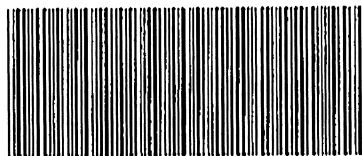


**RECORDER OF DEEDS
MONTGOMERY COUNTY**

Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6291 PG 01895 to 01898
INSTRUMENT # : 2022072361
RECORDED DATE: 07/14/2022 08:53:43 AM



6128112-0045N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 07/01/2022
Reference Info:

Transaction #: 6618633 - 2 Doc(s)
Document Page Count: 3
Operator Id: dkrasley

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 52-00-18571-00-7
Address: 716 WILLOW GROVE AVE

This Deed is being Re-Recorded to correct the placement of the hyphen in the Grantee's name in the "WITNESSETH" Paragraph. Transfer Tax Exempt.

GLENSIDE PA
19038

Municipality: Springfield Township (100%)
School District: Springfield

Heather Eisenhower
Heather Eisenhower

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$570,000.00
TAXABLE AMOUNT: \$570,000.00

DEED BK 6291 PG 01895 to 01898
Recorded Date: 07/14/2022 08:53:43 AM

FEES / TAXES:

Recording Fee: Deed	\$86.75
Additional Names Fee	\$0.50
Affordable Housing Names	\$0.50
State RTT	\$5,700.00
Springfield Township RTT	\$2,850.00
Springfield School District RTT	\$2,850.00
Total:	\$11,487.75

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Prepared By:

Germantown Title Company
502 W. Germantown Pike, Suite 200
East Norriton, PA 19403
File No.: GEN-45684-G

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18571-00-7 SPRINGFIELD TOWNSHIP
716 WILLOW GROVE AVE

Return To:

Germantown Title Company
502 W. Germantown Pike, Suite 200
East Norriton, PA 19403

PAUL-COOK MEGHAN ELISE & DAVEY MICHAEL G & DIANE E
B 025 L 6 U 005 1101 10/21/2022 JG

Parcel No(s): 52-00-18571-00-7

Address: 716 Willow Grove Avenue
Township of Springfield

Consideration: \$570,000.00

SPECIAL WARRANTY DEED

THIS INDENTURE Made this **1st day of July, 2022** between **Patrick J. O'Rourke and Jeanine C. O'Rourke**, (hereinafter referred to as "Grantors"), and **Meghan Elise Paul-Cook and Michael G. Davey and Diane E. Paul**, (hereinafter referred to as "Grantees").

WITNESSETH: That the said Grantors in consideration of Five Hundred Seventy Thousand And No/100 Dollars (\$570,000.00) to them now paid by the said Grantees, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Grantees, their heirs, successors and assigns, unto ~~Meghan Elise Paul-Cook and Michael G. Davey~~ an undivided ninety-nine percent (99%) interest, as tenants by the entirety, and unto Diane E. Paul the remaining one percent (1%) interest, and as to the whole thereof as tenants in common.

* *Meghan Elise Paul-Cook*

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in Springfield Township, Montgomery County, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan and Survey made thereof by Barton and Martin, Philadelphia, dated May 10, 1943

BEGINNING at a point marked by drill hole in sidewalk on Southeast side of Willow Grove Avenue (33 feet wide), at the distance of 49.71 feet Southwest along said side of Willow Grove Avenue from its intersection with the Southwest side of Flourtown Avenue (40 feet wide), thence from point of beginning, leaving said Willow Grove Avenue. South 49 degrees 13 minutes East, 180.24 feet to a stake, thence parallel with Willow Grove Avenue, South 37 degrees 47 minutes West, 84.50 feet to a stake; thence North 50 degrees 57 minutes West, 180.04 feet to point marked by drill-hole in the sidewalk on Southeast side of said Willow Grove Avenue, thence along the same, North 37 degrees 47 minute East, 89.96 feet to the first mentioned point and place of beginning.

Parcel No.: 52-00-18571-00-7

Being the same property which Catherine D. Buckley, granted and conveyed unto Jeanine C. O'Rourke and Patrick J. O'Rourke, as tenants by the entirety by deed dated March 31, 2006 and recorded April 11, 2006 in the Recorder's Office of said County in Deed Book 5596 Page 2462.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

HAZARDOUS WASTE PROVISION: The Grantors herein certify that the land hereby conveyed have, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No. 97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018-101, et seq.)

THIS DOCUMENT MAY (DOES) NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957 P.L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.]

TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise howsoever, of, in and to the same and every part thereof, with appurtenances;

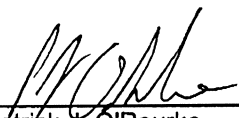
TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the Grantees, their heirs and assigns forever.

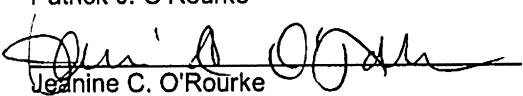
And the said Grantors, for their heirs, successors, executors, administrators and assigns covenant, grant and agree to and with the said Grantees, their heirs, successors and assigns, that the said Grantors, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantors shall and will **SPECIALLY WARRANT** and defend the Premises hereby conveyed.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Attest:


Patrick J. O'Rourke

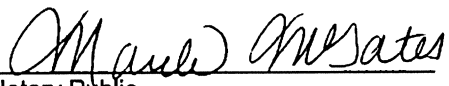

Jeanine C. O'Rourke

Commonwealth of Pennsylvania

County of Montgomery

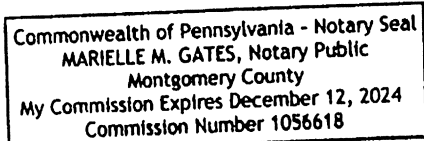
I, Marielle M. Gates, a Notary Public for the County of Montgomery and State of Pennsylvania, do hereby certify that Patrick J. O'Rourke and Jeanine C. O'Rourke personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of July, 2022.


Notary Public

My Commission Expires: 12/12/2024

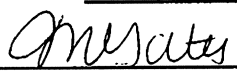
(SEAL)



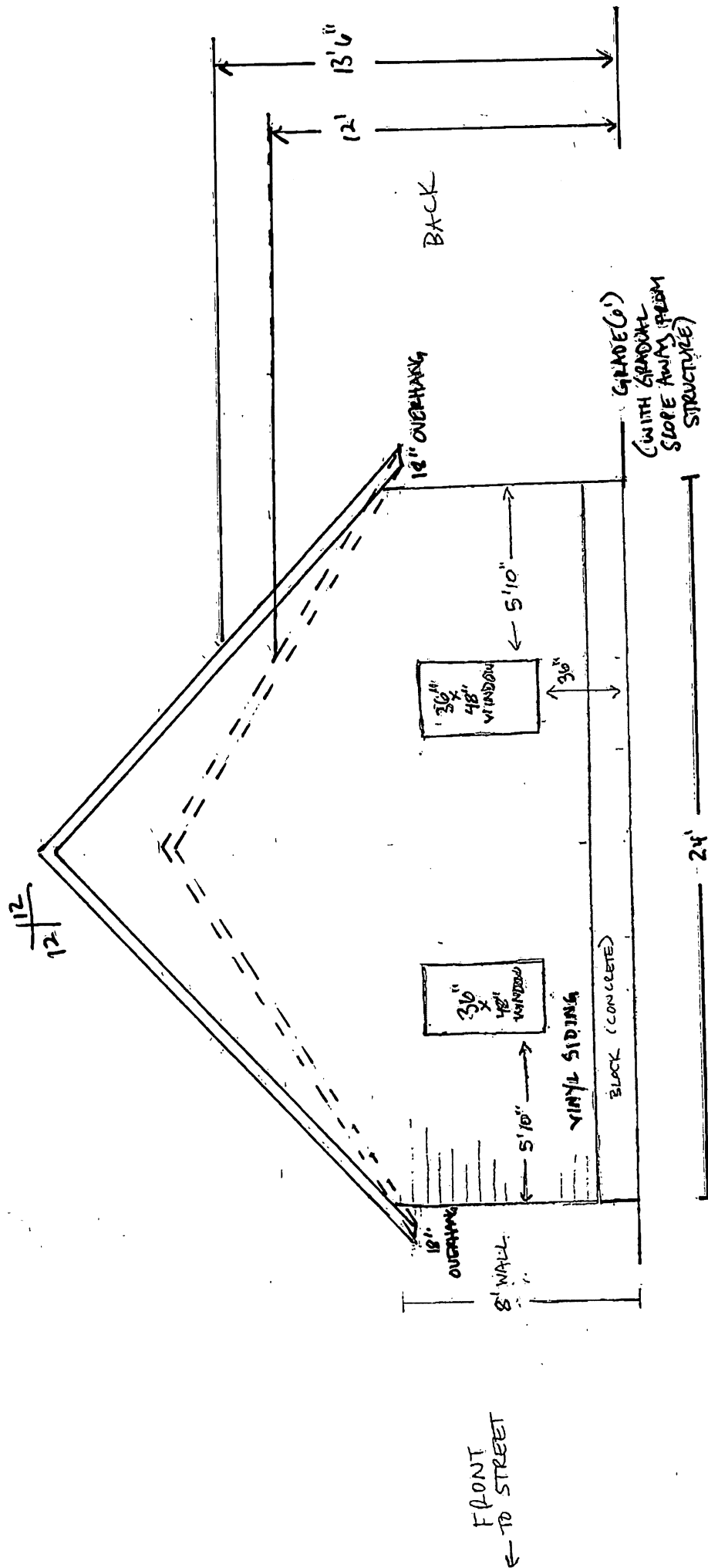
Certificate of Residence

I, Marielle Gates, do hereby certify that the precise residence and the complete post office address of the within named grantee is:

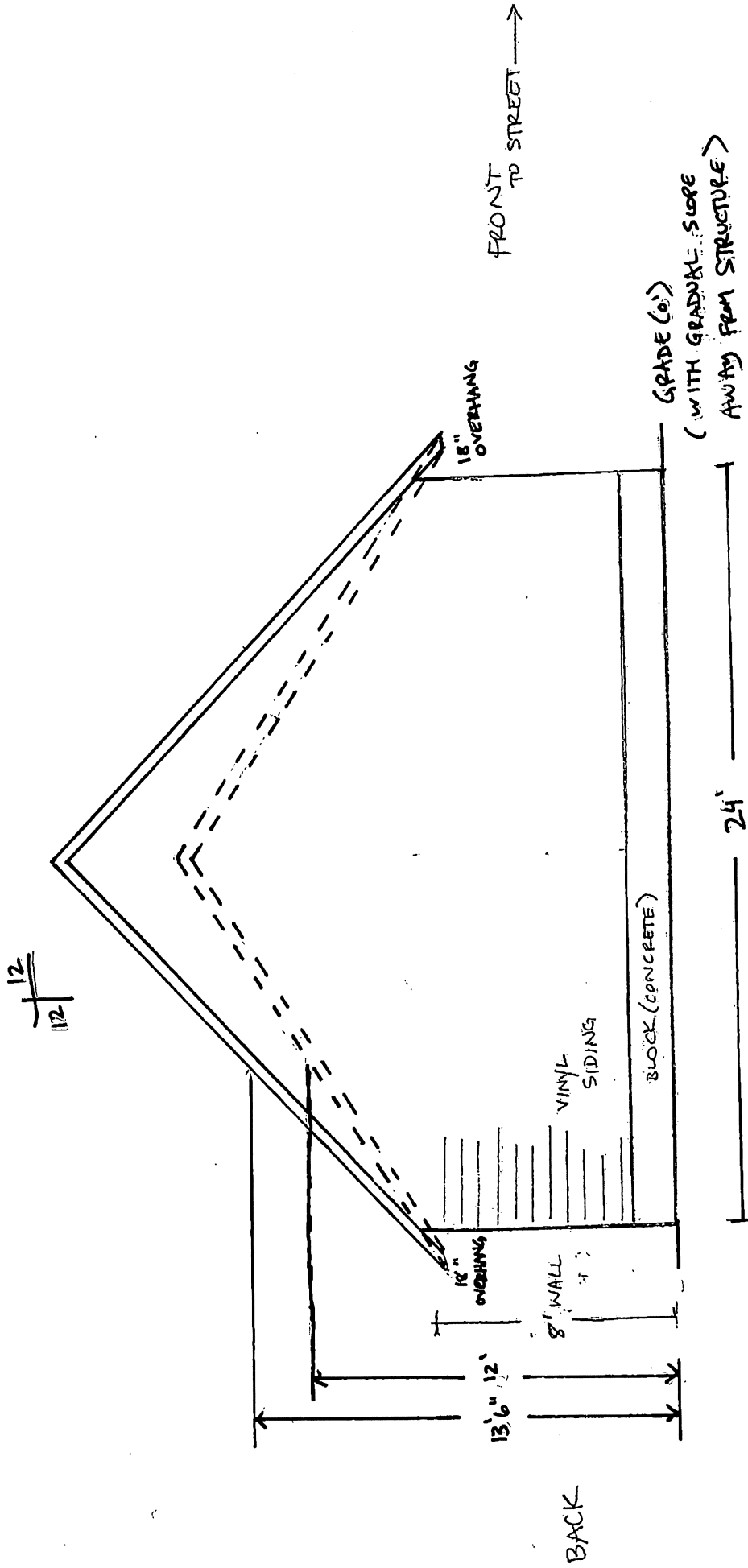
716 East Willow Grove Avenue, Wyndmoor, PA 19038



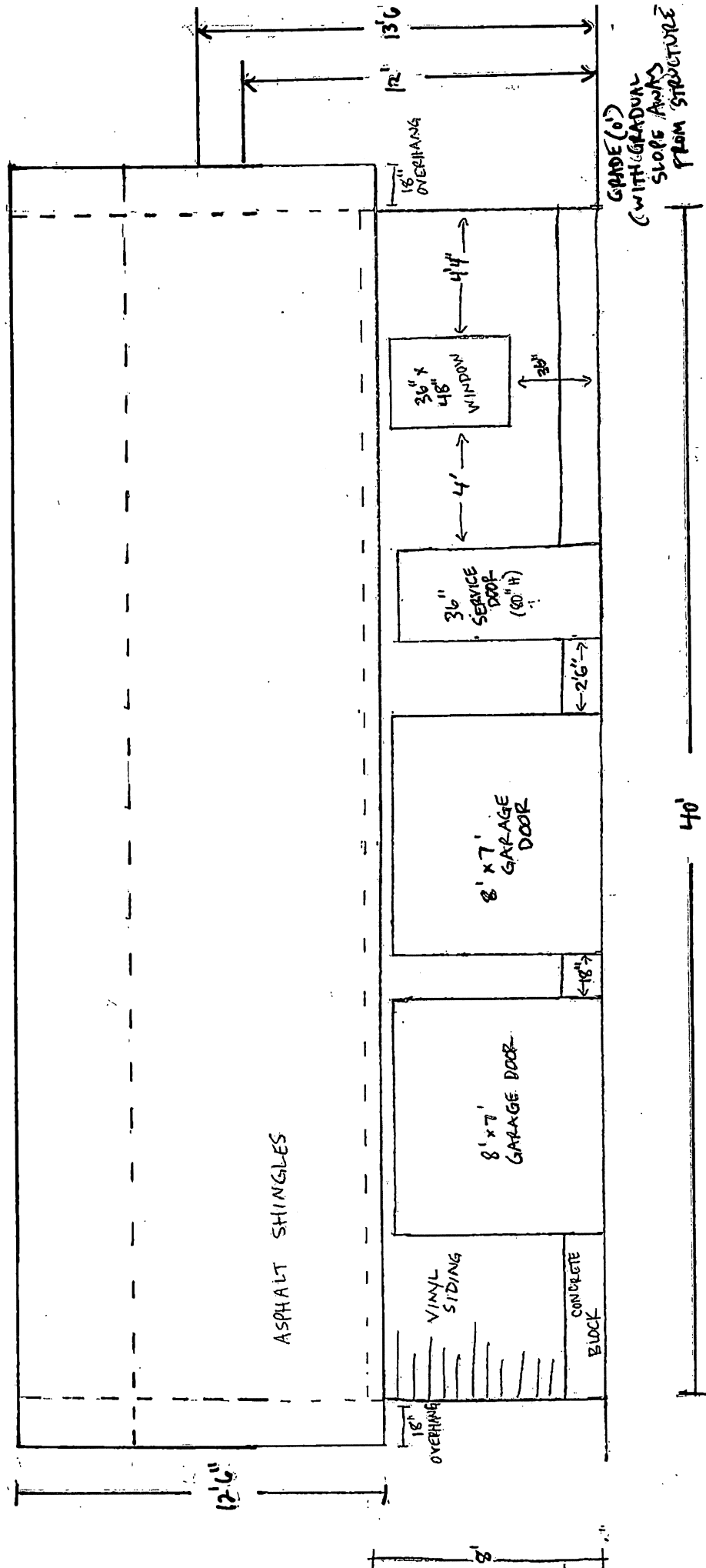
Marielle Gates



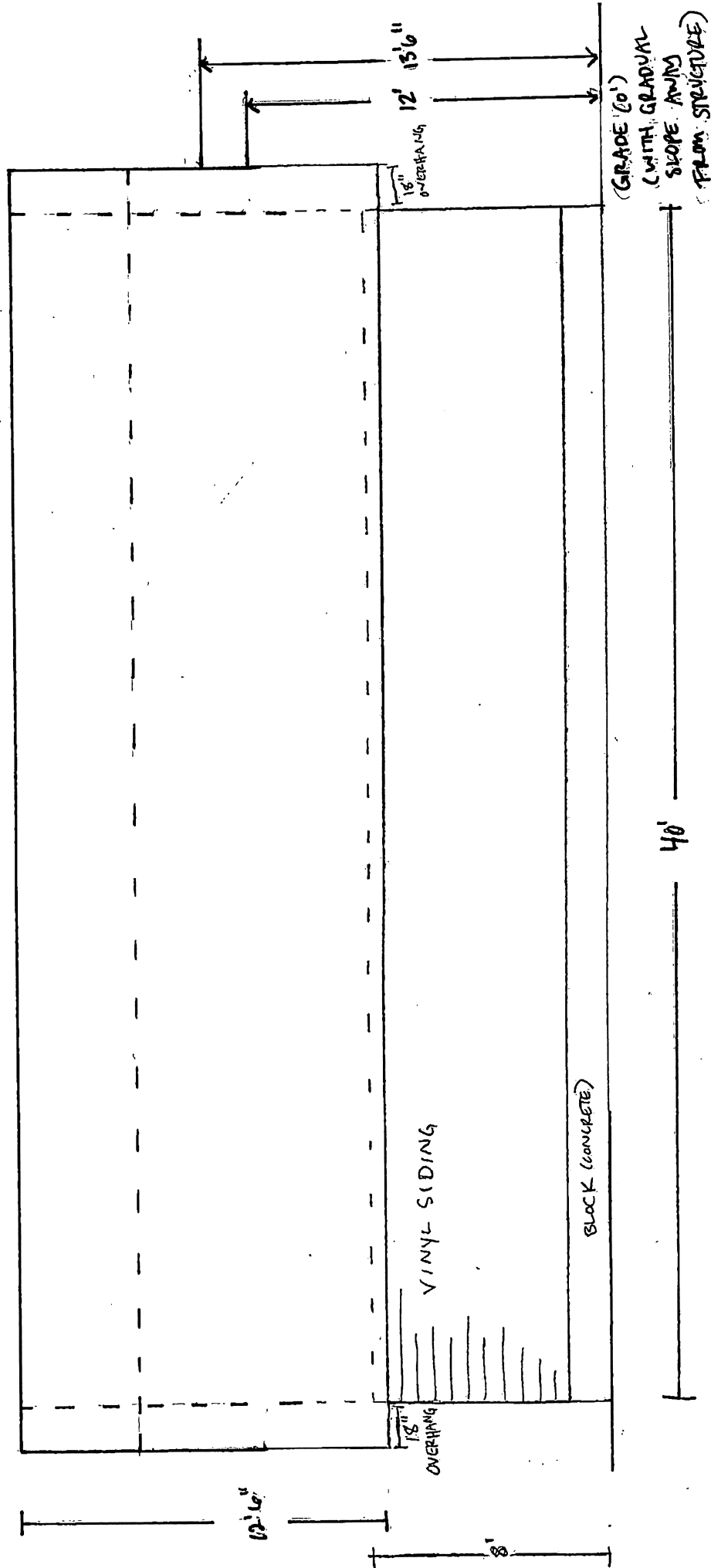
DETACHED GARAGE ELEVATION PLANS (SIDE A VIEW)
716 E WILLOW GROVE - SCALE - 1" = 5'



DETACHED GARAGE ELEVATION PLANS (SIDE B VIEW)
716 E WILLOW GROVE - SCALE - 1" = 5'



DETACHED GARAGE ELEVATION PLANS (FRONT VIEW)
 716 E WILLOW GROVE - SCALE - 1" = 5'



DETACHED GARAGE ELEVATION PLANS (BACK VIEW)
716 E WILLOW GROVE - SCALE - 1" = 5'

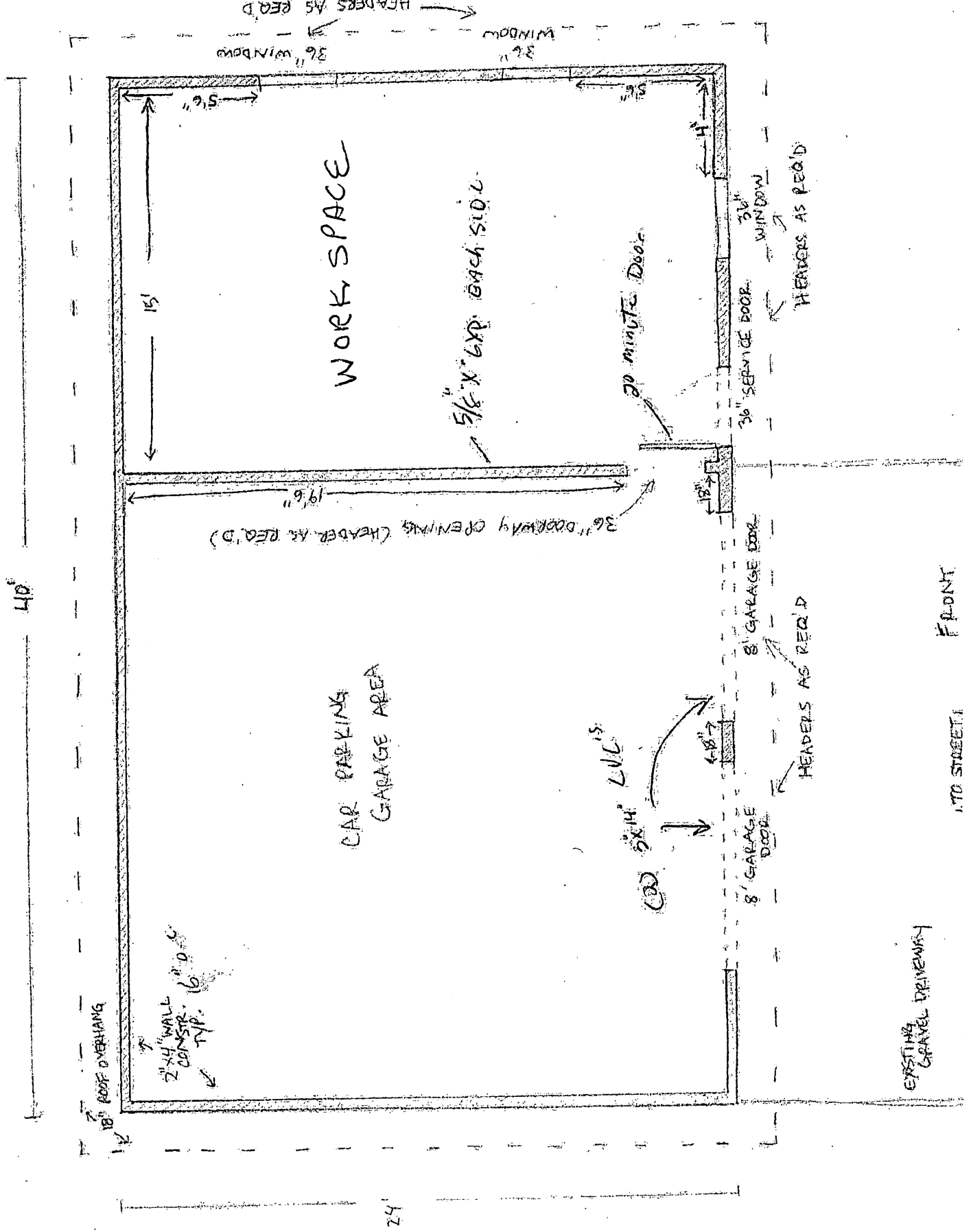
DETACHED GARAGE / WORKSPACE PLAN

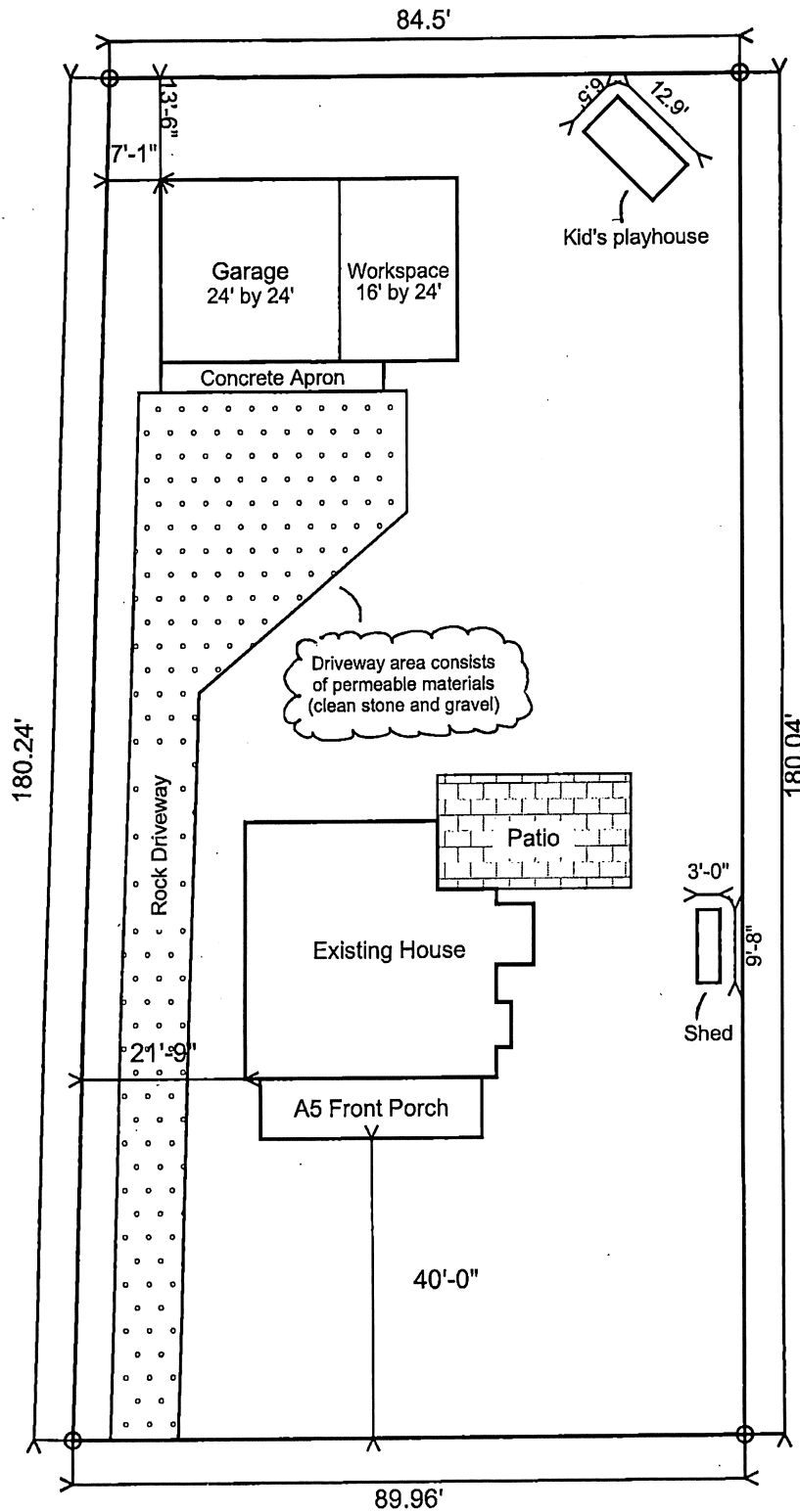
7160 E. MILLION CIRCLE AVE

BACK

- TRUSS COTS TO BE PROVIDED
- SIMPSON H-I HURRICANE TIES

Scale = 1" = 5'





SITE PLAN

SCALE: 1" = 25'-0"

716 E WILLOW GROVE AVE

(STREET)

Scale: 1" = 25'-0"

*Township of Springfield, PA
Friday, August 28, 2026*

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-131. Yard encroachments.

A. Front yards. No building and no part of a building shall be erected within or shall project into the required front yard (unless a greater projection is authorized as a special exception), except:

- (1) Cornices, eaves, gutters, open balconies or chimneys projecting not more than 18 inches.
[Amended 11-10-1993 by Ord. No. 797]
- (2) Steps.
[Amended 11-10-1993 by Ord. No. 797]
- (3) Bay windows, not extending through more than one story and not projecting more than five feet.
- (4) One-story open or enclosed porches, projecting not more than eight feet.

B. Side yards.

- (1) No building and no part of a building shall be erected within or shall project into the required side yard, except:
 - (a) Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
 - (b) Steps.
[Amended 11-10-1993 by Ord. No. 797]
- (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:
[Amended 5-9-1984 by Ord. No. 724]
 - (a) Entirely separated from the main building.
 - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
 - (c) Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
 - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § **114-21** of the Springfield Township Code.

C. Rear yards.

- (1) No building and no part of a building shall be erected within or shall project into the required rear yard, except:

- (a) Cornices, eaves, gutters, open balconies or chimneys, projecting not more than 18 inches.
[Amended 11-10-1993 by Ord. No. 797]
 - (b) Steps.
[Amended 11-10-1993 by Ord. No. 797]
 - (c) Bay windows, not extending through more than one story and not projecting more than five feet.
 - (d) One-story open or enclosed porches projecting not more than 10 feet, provided that a five-foot rear yard is preserved.
[Amended 11-10-1993 by Ord. No. 797]
 - (e) Decks at grade level, where grade level shall be a height not to exceed 42 inches measured from the ground at the rear of the building wall, provided that a five-foot rear yard is preserved.
[Added 11-10-1993 by Ord. No. 797]
- (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:
[Amended 5-9-1984 by Ord. No. 724]
- (a) Entirely separated from the main building.
 - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
 - (c) Located no closer to the rear property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
 - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § **114-21** of the Springfield Township Code.
- (3) Provided further that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, in which the distance from the rear line of the lot to the line fixed by the front yard requirement as herein provided is less than 75 feet, a portion of the main building not wider than 20% of the width of the lot may project not more than 10 feet into the required rear yard.
- (4) In no case shall the distance between the rearmost point of such projection and the rear lot line be less than the minimum side yard requirement provided herein for the district in which the lot is located.
- D. Building envelope. Notwithstanding the provisions of § **114-131B** and **C** of this chapter, accessory buildings shall not exceed 20 feet or one story in height, whichever is less.
[Added 5-9-1984 by Ord. No. 724]



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

Susanna O. Ratsavong
President

Brendan May
Vice President

Elizabeth McNamara
James M. Lee
Robert C. Goldberg
Edward H. Morris III
Thaddeus S. Kirk

OFFICERS

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Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
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, September 28, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted with 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. 26-20

DATE: 8/24/26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Erica Irvine

(Name of Applicant)

Of (Address) 44 W. Mill Road Flourtown PA 19031

(Telephone No.) 610-306-7750

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 VII , Section 114-74 ,
Subsection B(1)(a) & C , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 44 W. Mill Road Flourtown PA 19031

Petitioner's Interest in the property is Co-owner

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.

See attached document explaining petition

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 # 26-20

Check # 102

\$500.00



Applicant's Signature

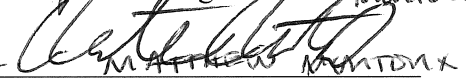


Owner's Signature

JOANNA MONTAYA



ERICK IRVINE



MATTHEW MONTAYA

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**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.

Erica Irvine

Printed Name of Applicant

 8/24/26
Applicant's Signature and Date

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code (<https://ecode360.com/11825125>). The following explanation should indicate Compliance with those guidelines.

The Applicant (Erica Irvine) is requesting dimensional variances from the side-yard and rear-yard setback requirements of Section 114-74 of the Springfield Township Zoning Code, to permit a proposed addition to the existing dwelling at the property. The Applicant is a Co-Owner of the property, and the additional Co-Owners (Matthew Moutoux and Joanna Moutoux) are supportive of the request and have co-signed the petition.

The reason for the variance request is that the property has a pre-existing and unusually limited area in which the footprint of the home can be expanded. Expansion towards the east side of the property is constrained by the location of the existing sanitary sewer line and associated clearance requirements (10 feet, 5 per side, per Bucks County Water and Sewer Authority). Expansion towards the front of the property is constrained by the front-yard setback. We explored the option of building a small second story on the back of the house, but the visual effect was found to be inconsistent with the rest of the home. As a result, the west side and south side (rear) of the existing one-story home provide the most practical area for an addition (see submitted site plans for illustration).

The proposed design requires going three (3) feet into the side-yard setback and five (5) feet into the rear-yard setback (this is at an angle, so only one corner point of the addition would encroach that far). These distances are intended to accommodate a reasonably sized and functional addition within the existing physical constraints of the property.

The proposed addition will remain part of the existing single-family residence and will not change the residential use of the property. The modest setback relief requested does not adversely affect neighboring properties or alter the residential character of the surrounding neighborhood. We have notified our neighbors on both the west side and south side (rear) of our variance request and both have responded expressing no concerns.

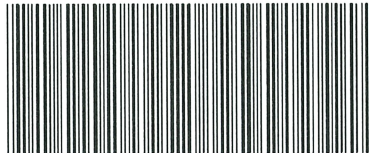
For these reasons, Applicant respectfully requests that the Zoning Hearing Board review and grant the requested dimensional variances as shown on the plans submitted with the application.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6264 PG 00250 to 00255
INSTRUMENT # : 2022010611
RECORDED DATE: 01/26/2022 03:08:22 PM



6053173-0021L

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed Document Date: 12/13/2021 Reference Info:	Transaction #: 6495640 - 2 Doc(s) Document Page Count: 5 Operator Id: JSorg
RETURN TO: (Simplifile) Greater Philly Abstract, LLC 107 South 2nd Street, Suite 100A Philadelphia, PA 19106-3122 (267) 886-9501	PAID BY: GREATER PHILLY ABSTRACT LLC

*** PROPERTY DATA:**

Parcel ID #: 52-00-11875-00-7
Address: 44 W MILL RD

FLOURTOWN PA
19031
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$490,000.00
TAXABLE AMOUNT: \$490,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$2.00
Additional Names Fee	\$0.50
Affordable Housing Pages	\$2.00
Affordable Housing Names	\$0.50
State RTT	\$4,900.00
Springfield Township RTT	\$2,450.00
Springfield School District RTT	\$2,450.00

Total: \$9,891.75

DEED BK 6264 PG 00250 to 00255
Recorded Date: 01/26/2022 03:08:22 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Digitally signed 08/24/2026 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2022010611 (page 1 of 6)
Montgomery County Recorder of Deeds



File No. 132691PH-02

Prepared By:

Greater Philly Abstract, LLC

107 South 2nd Street, Suite 200A
Philadelphia PA 19106

Return to:

Greater Philly Abstract, LLC

107 South 2nd Street, Suite 200A
Philadelphia PA 19106
267-691-0181

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-11875-00-7 SPRINGFIELD TOWNSHIP
44 W MILL RD

LEE SUNG HEUM & SEUNG OK
B 006 L U 105 1101 01/06/2022

\$15.00
JG

Premises: 44 West Mill Road, Springfield Township, Montgomery County PA
Parcel No. 52-00-11875-007

DEED

This Indenture made on December 13, 2021

BETWEEN

Sung Heum Lee and Seung Ok Lee

(hereinafter called the Grantor(s))

AND

Matthew Moutoux, Joanna Moutoux, Husband and Wife as Tenants by the Entirety and Erica K Irvine as Joints Tenants with Rights of Survivorship as to a whole
(hereinafter called the Grantee(s),

Witnesseth That the said Grantors for and in consideration of the sum of FOUR HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$490,000.00) lawful money of the United States of America, unto him/her/them well and truly paid by the said Grantee(s) and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has/have granted bargained and sold, released and confirmed, and by these presents do(es) grant, bargain and sell, release and confirm unto the said Grantee(s), his/her/their heirs and assigns:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

The property located in Springfield Township Parcel/BRT/APN No: 52-00-11875-007

☐ Please see attached Legal Description annexed hereto and made a part hereof.



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

To have and to hold the said lot(s) or piece(s) of ground above described 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 Grantee(s), his/her/their heirs and assigns to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns, forever.

And the said Grantor(s), for himself/herself/themselves and his/her/their heirs, executors and administrators, do(es) covenant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that he/she/they, the said Grantor(s) and his/her/their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against them, the said Grantor(s) and his/her/their heirs and against all the every person and persons whomever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them, shall and will, as aforesaid, specially WARRANT, and forever DEFEND.



In Witness Whereof, the said Grantor(s) /has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

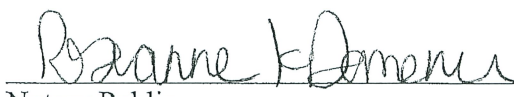

Sung Heum Lee (SEAL) 12/13/21


Seung Ok Lee (SEAL) 12/13/21

STATE OF Pennsylvania)
COUNTY OF Montgomery) ss

On this, the 13 day of Dec, A.D., 2021, before me, a notary public the undersigned officer, personally appeared Sung Heum Lee and Seung Ok Lee, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.


Notary Public
My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
Roseanne K. Domenic, Notary Public
Montgomery County
My commission expires January 16, 2023
Commission number 1196178
Member, Pennsylvania Association of Notaries



DEED

Grantor(s): Sung Heum Lee and Seung Ok Lee

TO

Grantee(s): Matthew Moutoux and Joanna Moutoux, Erica K Irvine

PREMISES: 44 West Mill Road, Flourtown, PA 19031

The address of the above named Grantee(s)

Is **44 West Mill Road**

Flourtown, PA 19031

Certified by:

A handwritten signature in black ink, appearing to be 'AM', is written over a horizontal line.

EXHIBIT "A"**LEGAL DESCRIPTION**

File No.: 132691PH-02

ALL THAT CERTAIN tract or piece of land **SITUATE** in the Township of Springfield, County of Montgomery and State of Pennsylvania, being known and designated as Lots Nos. 60 and 61 on Plan of Lots laid out by Morris A. Wiess, which plan is recorded in the Recorder's Office of Montgomery County in Deed Book 558, page 500, bounded and described as follows:

BEGINNING at an iron pin set in the Southeasterly side of Mill Road (40 feet wide) at the distance of five hundred two and eighty nine one hundredths feet from an iron pin the intersection of said side of said Mill Road with the Northerly side of Wiess Avenue, a corner of Lot No. 59 on said plan now or late the property of W.R. Seddon; thence along said Lot No. 59 in a Southeastwardly direction at right angles to the said Mill Road one hundred thirty three and fifteen one hundredths feet to a point on the rear of Lot No. 39 on said plan; thence along Lots Nos. 39, 37, 35 and 33, North seventy seven degrees fifty one minutes East one hundred twenty three and forty four one hundredths feet to a point set for a corner in line of Lot No. 62 on said plan; thence along said Lot No. 62 in a Northwestwardly direction and parallel to the first line two hundred five and forty nine one hundredths feet to the Southeasterly side of Mill Road aforesaid; thence along the said side of said Mill Road, South forty one degrees fifty eight minutes West one hundred feet to the first mentioned point and place of beginning.

Being the same premises which Navo, Inc. by Deed dated 6/6/2006 and recorded 6/15/2006 in Montgomery County in Deed Book 5604 Page 1498 conveyed unto Sung Heum Lee and Seung Ok Lee, in fee.



Township of Springfield, PA
Friday, August 28, 2026

Chapter 114. Zoning

Article VII. C Residence District

§ 114-74. Yards.

A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 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 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 80 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- or two-family dwellings.

- (a) In the case of a single-family or two-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 20 feet, but neither side yard shall be less than eight feet wide, provided that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 60 feet, a single-family or two-family detached 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 or two-family detached 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 yard is not thereby reduced to less than the required eight feet.
- (b) In the case of a single-family or two-family semidetached dwelling, there shall be at least one side yard which shall be not less than 12 feet wide.

- (2) Other buildings. In the case of any building other than a single-family or two-family detached or semidetached 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.

*Township of Springfield, PA
Friday, August 28, 2026*

Chapter 114. Zoning

Article VII. C Residence District

§ 114-74. Yards.

A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 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 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 80 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- or two-family dwellings.
 - (a) In the case of a single-family or two-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 20 feet, but neither side yard shall be less than eight feet wide, provided that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 60 feet, a single-family or two-family detached 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 or two-family detached 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 yard is not thereby reduced to less than the required eight feet.
 - (b) In the case of a single-family or two-family semidetached dwelling, there shall be at least one side yard which shall be not less than 12 feet wide.
- (2) Other buildings. In the case of any building other than a single-family or two-family detached or semidetached 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.

GENERAL NOTES

1. RECORD OWNER/SITE ADDRESS:
MATTHEW MOUTOUX, JOANNA MOUTOUX & ERICA K. IRVINE
44 WEST MILL ROAD
FLOURTOWN, PENNSYLVANIA 19031

2. TAX PARCEL #: 52-00-11875-00-7

3. SOURCE OF TITLE: DEED BOOK 6264, PAGE 250
(LOTS #60 & 61, RECORD PLAN BOOK 558, PAGE 500)

4. LOT AREA: 16,932 SQ. FT

5. BOUNDARY, PARTIAL TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 10/31/2025.

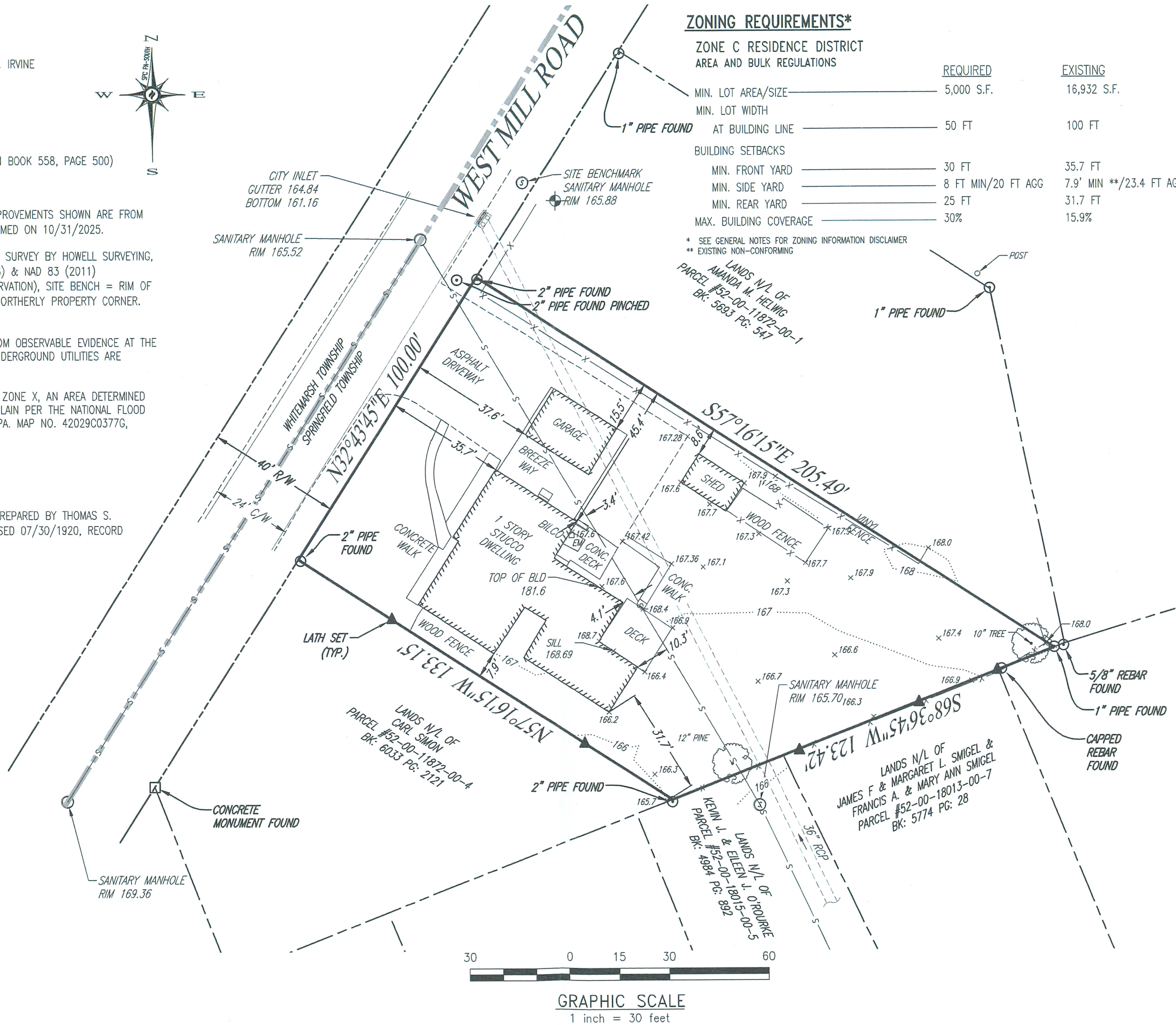
6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, L.L.C.. DATUM: NAVD 88 (COMPUTED USING GEOID18) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = RIM OF SANITARY MANHOLE LOCATED APPROX. 31' NE OF NORTHERLY PROPERTY CORNER. ELEVATION= 165.88', CONTOUR INTERVAL: 1 FOOT.

7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.

8. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42029C0377G, PANEL 377 OF 451, DATED MARCH 2, 2016.

REFERENCE PLAN(S)

1. PLAN ENTITLED "PLAN OF LOTS WEISS AVENUE", PREPARED BY THOMAS S. GILLIN, NORRISTOWN, PA, 12/28/1907, LAST REVISED 07/30/1920, RECORD PLAN BOOK 558.



HOWELL
SURVEYING
Local Knowhow. Engineered.

1250 Wrights Lane, West Chester, PA 19380
(610) 918-9004 | Fax: (610) 918-9005

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL SURVEYOR
PHILIP SCOTT WEILL
No. SU075419

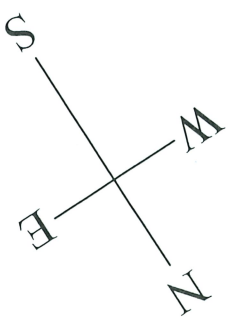
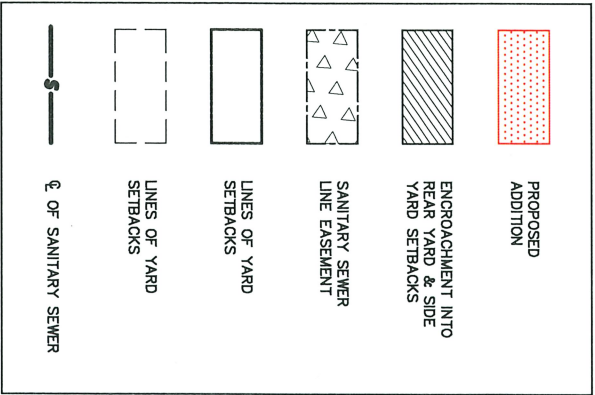
DATE: 10/31/2025
DRAWN: SAS
PROJECT: 17127

SCALE: 1"=30'
CHECKED: PSN
CAD FILE: 17127_103125.DWG

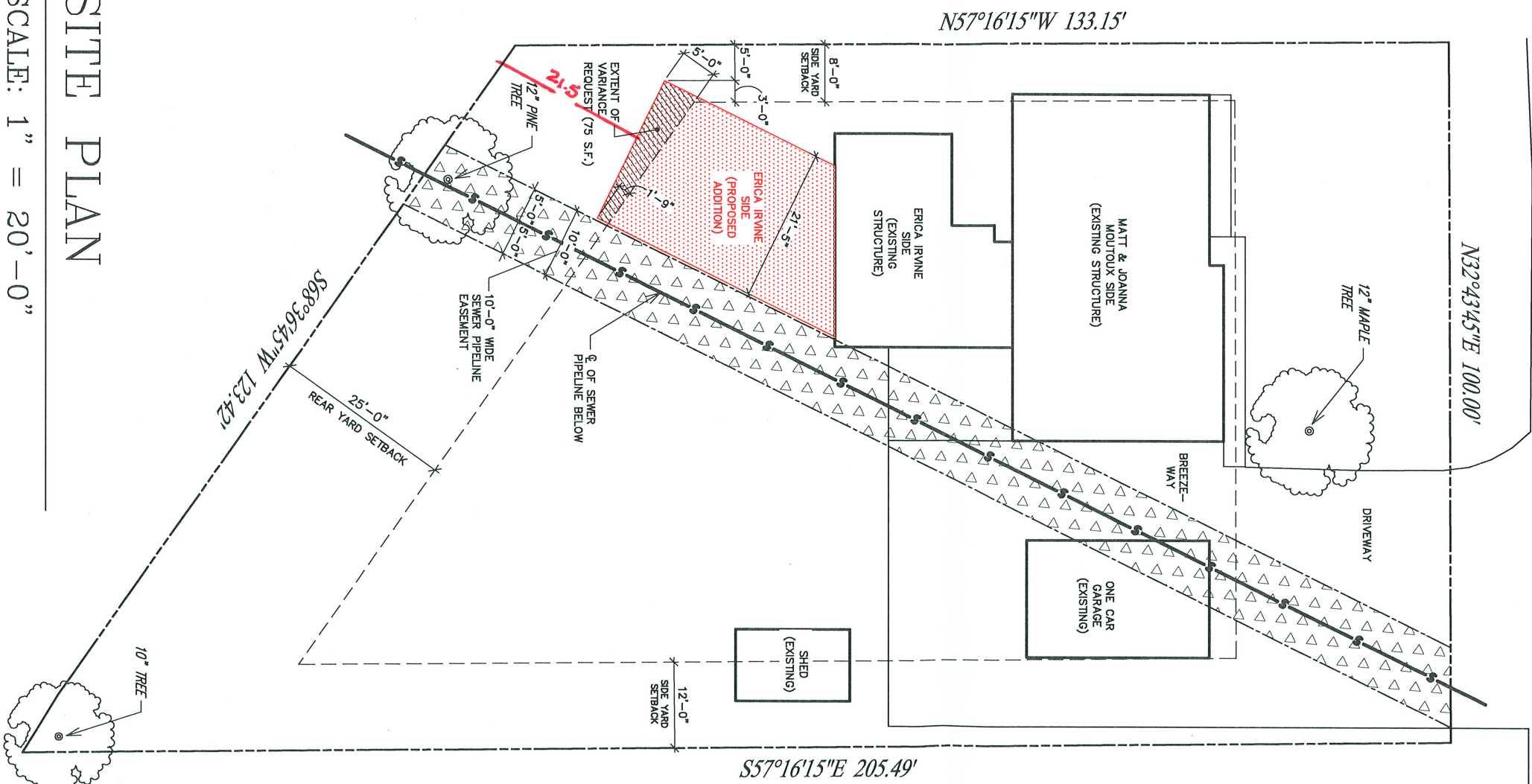
PLAN OF BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

CLIENT: BRIAN STRUCK
PROJECT: 44 WEST MILL ROAD
SPRINGFIELD TOWNSHIP
LOCATION: MONTGOMERY COUNTY, PENNSYLVANIA

KEY:



WEST MILL ROAD



SITE PLAN

SCALE: 1" = 20'-0"

August 26th, 2026

ERICA IRVINE
44 W. Mill Rd.
Flourtown, PA 19031