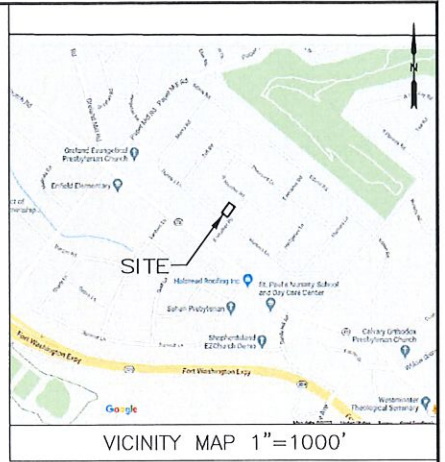
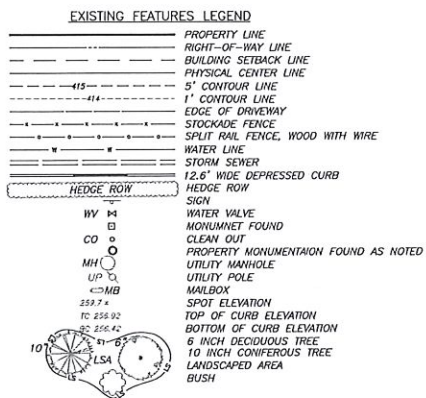


LAND N/F  
DAVID & BARBARA GLENN  
1003 HUNTERS LANE  
APN: 52-00-08292-00-7  
DEED: BK 5910 PG 1499

LAND N/F  
KELLI HOLWICK  
1008 W HEATHER ROAD  
APN: 52-00-08593-00-4  
DEED: BK 6151 PG 1148



- GENERAL NOTES:**
- TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES JUNE 30, 2020 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
  - VERTICAL DATUM IS HAVO 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. ELEVATION=251.20'.
  - HORIZONTAL DATUM IS HAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND HAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
  - THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
  - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
  - RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS OF RECORD.
  - ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, MAP # 42091C03816, REVISED MARCH 2, 2016.

- PAICALL NOTES:**
- THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS.
  - COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
  - PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
  - PAICALL SERIAL NUMBER 20201960222, WAS PLACED FOR DESIGN PURPOSES ONLY.

**UTILITY COMPANY:**

UTILITY COMPANY:	RESPONSE:
BP COMCAST CABLE COMMUNICATIONS INC	NO RESPONSE
FP BUCKS COUNTY WATER AND SEWER AUTHORITY	NO RESPONSE
HRACOMCAST CABLE	CONFLICT PRESENT
HTDAQUA PENNSYLVANIA INC	PLANS RECEIVED
	PLOTTED AS SHOWN
KC PECO ENERGY	NO RESPONSE
PD PHILADELPHIA CITY WATER DEPARTMENT	NO RESPONSE
PEGUNTI FIBER	NO RESPONSE
SFM SPRINGFIELD TOWNSHIP OF MONTGOMERY COUNTY	NO RESPONSE
TC TRANSCONTINENTAL GAS/WILLIAMS GAS	NO CONFLICT
TX TEXAS EASTERN/SPECTRA	NO RESPONSE
YI VERIZON PENNSYLVANIA LLC	NO CONFLICT

**PROPERTY INFORMATION:**  
OWNER: SAMUEL G & MARY HARDMAN, DANIEL & REBECCA HANSELMAN  
APN: 52-00-09289-00-1  
TRACT ADDRESS: 1001 HUNTERS LANE  
DOCUMENT: DEED BOOK 6025, PAGE 2195  
EXISTING GROSS/NET AREA: 12,852 SQ FT OR 0.30 ACRES

**ZONING DATA:**  
PER TOWNSHIP, Article V Section 114  
ZONING DISTRICT CLASSIFICATION: A RESIDENCE DISTRICT

ZONING REQUIREMENT	REQUIRED	EXISTING
MINIMUM LOT AREA	12,500 SQ FT	12,852 SQ FT
MINIMUM LOT WIDTH	75 FT	86 FT
MINIMUM FRONT YARD	40 FT**	39.83 FT
MINIMUM REAR YARD	15 FT*	42.04 FT
MINIMUM SIDE YARD	12 FT	16.07 FT
MINIMUM SIDE YARD AGGR.	35 FT	N/A
MAXIMUM BUILDING COVERAGE	20%	13.22%
MAXIMUM PRINCIPAL BUILDING HEIGHT	40 FT	<40 FT

\*FOR LOTS LESS THAN 100' WIDE  
\*\*FRONT YARD ON CORNER LOTS LESS THAN 100' WIDE MAY BE REDUCED

I hereby certify that to the best of my knowledge and belief, on this 15th Day of July, 2020 that this plan and survey are correct and were performed in accordance with the minimum standards of the boundary surveys section of the manual of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania.

London J. Woodward  
SUG60787  
Registration Number



No.	Date	Remarks

Date Issued:  
JULY 15, 2020

SITE PLAN  
**HANSELMAN PROPERTY**  
1001 HUNTERS LANE  
ORELAND, PA 19075  
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**ASH ASSOCIATES, INC.**  
765 TENNIS AVENUE  
AMBLER, PA 19002  
PH: 215-367-5261  
WWW.ASHASSOCIATES.NET

SCALE: 1" = 20'	PROJECT NO. 3923
DATED: JULY 15, 2020	DRAWING NO. 3923-1



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.Springfield-Montco.org](http://www.Springfield-Montco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

Baird M. Standish  
*President*

Eddie T. Graham  
*Vice President*

Jeffrey T. Harbison  
Peter D. Wilson  
Michael E. Maxwell  
Jonathan C. Cobb  
James M. Lee

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Mark W. Eisold  
*Engineer*

## Zoning Hearing Board Notice

### ZOOM MEETING NOTICE

### Meeting #892-5449-4965

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Zoning Ordinance of Springfield Township. This meeting will be held in a digital format on-line through ZOOM, with the meeting number listed above.

**Monday, August 24, 2020** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #20-08:** This is the application of **Daniel Hanselman**, owner of the property located at 1001 Hunters Lane, Oreland, PA 19075. Known as parcel #5200-09289-001. The applicant has requested a dimensional special exception from Section 114-131.A of the Zoning Ordinance of Springfield Township. The applicant seeks approval to construct an addition to the front of the home that will encroach into the required 40 foot front yard setback. This is a corner property and is required to have two front yards of forty feet each. The proposed addition will encroach 17.12 feet into the Heather Road front yard.

The property is zoned within the A Residential District of Ward #7 of Springfield Township. A copy of the application and plan are on file with the Code Enforcement Office and may be viewed during normal business hours.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

IF THERE ARE ANY QUESTIONS THAT YOU MAY HAVE, PLEASE FEEL FREE TO CONTACT THE CODE ENFORCEMENT OFFICE AT 215-836-7600, EXT 1114 AT LEAST 72 HOURS PRIOR TO THE MEETING.

THERE IS A 30 DAYS 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. 20-08

DATE: 7/30/2020

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We DANIEL HANSELMAN  
(Name of Applicant)

Of (Address) 1000 HUNTERS LANE

(Telephone No.) 717-538-5041

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 114-131.A,  
Subsection       , of the Springfield Township Zoning Code.

       A **variance** from the requirements set forth in Article       , Section       ,  
Subsection       , of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 1001 HUNTERS LANE

Petitioner's Interest in the property is PROPERTY OWNER

Present use of property PRIMARY 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.

THE FOOTPRINT OF THE HOME IS VERY SMALL (FINISHED  
SPACE IS APPROX. 1150 SF) AND THE COMMON LIVING SPACES  
ARE VERY TIGHT. IN ORDER TO ACCOMMODATE A MORE  
COMFORTABLE KITCHEN WE WOULD LIKE TO EXPAND OUR  
LIVING ROOM AND MOVE THE DINING AREA INTO THE  
EXISTING LIVING ROOM. THE PROPOSED ADDITION LOCATION  
IS THE ONLY PLACE WHERE THE PROPOSED LIVING ROOM CAN BE.

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

Daniel Handman  
Applicant's Signature

Daniel Handman  
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.

Check # 233  
\$ 500.00

DANIEL HANSELMAN  
Printed Name of Applicant

Daniel Hanselman 7/29/20  
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 6025 PG 02195 to 02199  
INSTRUMENT # : 2016094094  
RECORDED DATE: 12/02/2016 03:18:39 PM



3413221-0018I

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 11/30/2016  
**Reference Info:**

**RETURN TO:** (Simplifile)  
Guaranteed Abstract Corp  
2300 Computer Rd Ste B12  
Willow Grove, PA 19090  
(215) 657-8072

**\* PROPERTY DATA:**

Parcel ID #: 52-00-09289-00-1  
Address: 1001 HUNTERS LN

ORELAND PA  
19075

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

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION / SECURED AMT:** \$225,500.00  
**TAXABLE AMOUNT:** \$225,500.00

**FEES / TAXES:**

Recording Fee: Deed	\$95.00
Additional Names Fee	\$1.00
Affordable Housing Names	\$4.00
State RTT	\$2,255.00
Springfield Township RTT	\$1,127.50
Springfield School District RTT	\$1,127.50
<b>Total:</b>	<b>\$4,610.00</b>

**Transaction #:** 3483987 - 1 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** dkrasley

**PAID BY:**  
GUARANTEED ABSTRACT CORP

DEED BK 6025 PG 02195 to 02199  
Recorded Date: 12/02/2016 03:18:39 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 07/30/2020 by montgomery.county.rod@mda.pa.us

**Certified and Digitally Signed**

Validation may require Adobe Windows Interactor

eCertified copy of recorded # 2016094094 (page 1 of 5)  
Montgomery County Recorder of Deeds



Prepared by and Return to:

Guaranteed Abstract Corporation  
2300 Computer Avenue  
Suite B-12  
Willow Grove, PA 19090  
215-657-8072

File No. FID-F16-386  
UPI # 52-00-09289-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-09289-00-1 SPRINGFIELD TOWNSHIP  
1001 HUNTERS LN  
TUBEL WESLEY T & JACKLYN S  
B 083 L 353 U 028 1101 12/02/2016

\$15.00  
TG

**This Indenture**, made the 30th day of November, 2016,

**Between**

**WESLEY T TUBEL AND JACKLYN S TUBEL**

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

**SAMUEL G HARDMAN AND MARY LOU HARDMAN, H/W AND REBECCA HANSELMAN AND DANIEL HANSELMAN, H/W**

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

**Witnesseth**, that the said Grantors for and in consideration of the sum of ~~Two Hundred Twenty-Five Thousand Five Hundred And 00/100~~ Dollars (\$225,500.00) lawful money of the United States of America, into them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, ~~the receipt whereof is hereby acknowledged~~, have granted, bargained and sold, released and confirmed, ~~and by these presents do grant, bargain and sell, release and confirm~~ unto the said Grantees, as joint tenants with the right of survivorship

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Springfield Township, Montgomery County, Commonwealth of Pennsylvania, and described according to a certain plan of Whitmarsh Downes, made by George B. Mebus, Registered Professional Engineer Chenside, Pennsylvania, dated 3/24/1948 which Plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 1905 Page 600 as follows, to wit:

**BEGINNING** at a point of tangent in the Northeasterly side of Hunters Lane (50 feet wide) and 56 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Northwesterly side of Heather Road (50 feet wide); ~~thence~~ extending along the said side of Hunters Lane North 50 degrees, 47 minutes West 71 feet to a point; ~~thence~~ extending North 39 degrees, 13 minutes East 150 feet to a point, ~~thence~~ extending South 50 degrees, 47 minutes East 86 feet to a point of the Northwesterly side of Heather Road aforesaid; ~~thence~~ extending along the said side of Heather Road South 39 degrees, 13 minutes West 135 feet to a point of curve; ~~and thence~~ extending along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.





Being the same premises which William B. Gillard, Jr. as Trustee under The Gillard Family Trust and Elizabeth M. Gillard, individually by Deed dated 3/21/2014 and recorded 3/24/2014 in Montgomery County in Deed Book 5907 Page 1736 conveyed unto Wesley T. Tubel and Jacklyn S. Tubel, husband and wife, 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 them, the said grantors, as well at law as in equity, in, in and to the same.~~


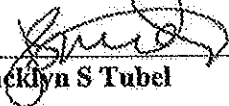
~~To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, to mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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

~~And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, 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 them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.~~

~~In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Witness this day and year first above written.~~

**Sealed and Delibered**  
IN THE PRESENCE OF US:

\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Wesley T Tubel (SEAL)  
  
\_\_\_\_\_  
Jacklyn S Tubel (SEAL)



Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 30th day of November, 2016, before me, the undersigned Notary Public, personally appeared Wesley T Tubel and Jacklyn S Tubel, known to me (or satisfactorily proven) to be the persons whose names 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.

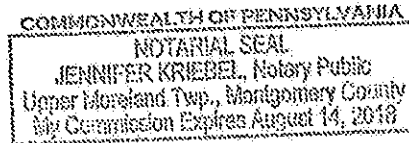
Notary Public

My commission expires

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

1001 HUNTERS LN  
OAKLAND PA 19075

On behalf of the Grantees



# Deed

UPI # 52-00-09289-00-1

Wesley T Tubel and Jacklyn S Tubel

TO

Samuel G Hardman, Mary Lou Hardman,  
Rebecca Hanselman and Daniel Hanselman

Guaranteed Abstract Corporation  
2300 Computer Avenue  
Suite B-12  
Willow Grove, PA 19090  
Telephone: 215-657-8072 Fax: 215-657-8130

