



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

Baird M. Standish
President

Eddie T. Graham
Vice President

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

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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Zoom Meeting #892-9005-1325

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 hosted on ZOOM with the meeting number listed above.

Monday, Monday, February 22, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-01 This is the application of **Lauren & Robert Wise** for the property located at 1312 Bradford Road, Oreland, PA 19075, known as Montgomery County Parcel #5200-0205-9004. The applicants seek variances from Section 114-12.A.8.A, Section 114-12.A.8.B, Section 114-12.A.13.A and Section 114-12.A.13.B of the Zoning Ordinance. The applicants propose to construct an in-ground pool within the rear yard of their property, however the location of the proposed pool, pool decking and the required fencing will be within the limits of the flood plain as defined by FEMA. Variances are required for these types of improvements within the limits of a defined flood plain. The pool and pool decking are proposed to be installed at least 1 foot below the listed flood elevation.

The property is zoned within both the A & B Residential Districts of Ward #4 of Springfield Township. A copy of the application and the 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

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. 21-01

DATE: 1/28/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We ROBERT J. WISE II LAUREN M. WISE
(Name of Applicant)

Of (Address) 1312 BRADFORD ROAD ORELAND PA 19075

(Telephone No.) 267-767-6679

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.

A **variance** from the requirements set forth in Article 114, Section 12A8.A,
Subsection _____, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

114-12A8.B , 114-12A13.A , 114-12A13.B

The property concerned is located at 1312 BRADFORD ROAD

ORELAND, PA 19075

Petitioner's Interest in the property is Youn THE OWNER

Present use of property Single Family Dwelling

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.

INSTALL IN GROUND POOL IN A DEFINED FLOOD PLAIN

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

PLH W-B
Applicant's Signature

PLH W-B
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



Check # 1128
\$500.00

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.

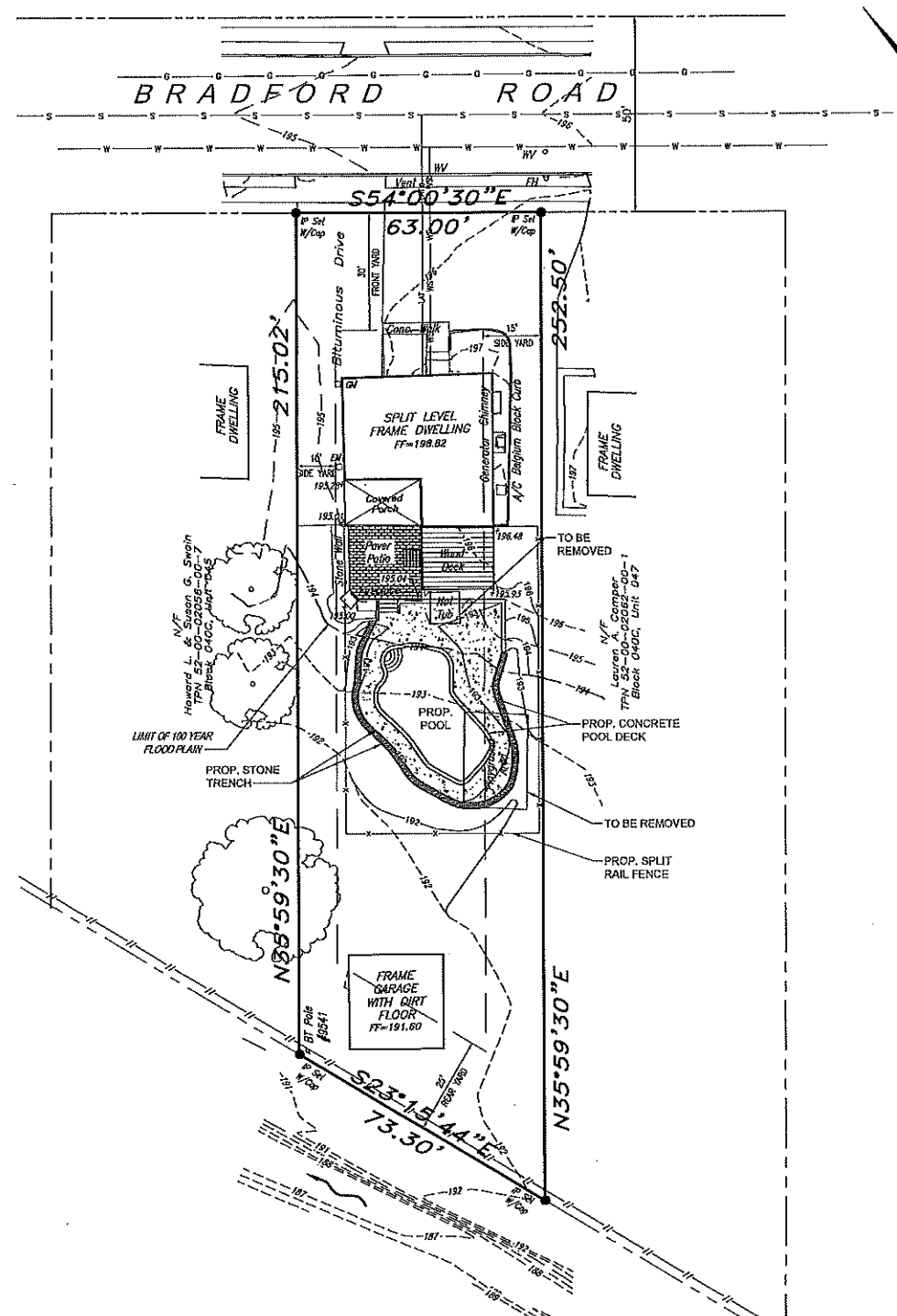
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

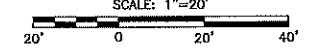
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

X ROBERT J. WISE II
Printed Name of Applicant

X Robert J. Wise II
Applicant's Signature and Date



OVERALL PLAN VIEW
SCALE: 1"=20'



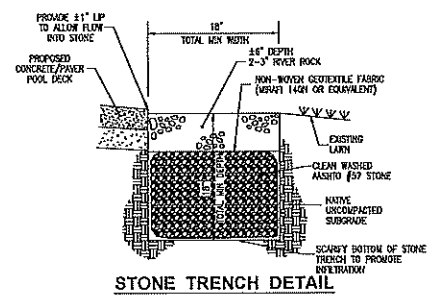
STORMWATER MANAGEMENT CALCULATIONS

Notes: Per Springfield Township, pool water surface area is not considered to be impervious.
Impervious area as shown on plan:
Total area of the pool and deck = 1,550 SF
Water surface area of the pool = 550 SF
1,550 SF - 550 SF = 1,000 SF excluding pool water surface area (assume 1,100 SF)

Per the Wissahickon Creek Act 187 Plan: Montgomery County Portion of the Watershed where in practicable and appropriate the recharge volume shall be infiltrated on site. The recharge volume shall be equal to one (1.0) inch of rainfall (I) over all proposed impervious surfaces. The Re, required shall be computed as:
 $Re = (I/12) \times (I)$

Where:
Re = Recharge Volume (cubic feet)
I = Impervious Area within the limits of earth disturbance (square feet) = 1,100 SF
 $Re = (1/12) \times (1)$
 $Re = (1/12) \times (1,100)$
 $Re = 92 \text{ CF} \ll \text{Required Per Wissahickon Creek Act 187}$

Infiltration Trench Design
 $Re = 1.5' \times 1.5' \times 1081 \times 40\% \text{ voids}$
 $= 97 \text{ CF} \ll \text{Provided Per Plan}$

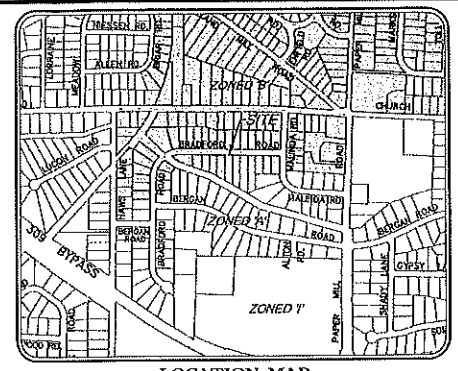


STONE TRENCH DETAIL

VARIANCES:

- The following variances from the Springfield Township Zoning Ordinance are hereby requested:
- §114-12A8.2(a) No permit shall be granted for any construction, development, use, or activity within any AE Area/District without floodway unless it is demonstrated that the cumulative effect of the proposed development would not, together with all other existing and anticipated development, increase the RFE more than one foot at any point.
 - §114-12A13.A No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway of the one-hundred-year floodplain.
 - §114-12A13.B Placement of fill within the one-hundred-year floodplain is prohibited.

ZONING DATA - B - RESIDENCE DISTRICT			
REGULATIONS	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA (MIN.)	8,000 S.F.	14,727 S.F.	14,727 S.F.
LOT WIDTH (MIN.)	60'	83'	63'
FRONT YARD (MIN.)	30'	41.1'	41.1'
SIDE YARD (MIN.)	10'	11.6'	11.6'
SIDE YARD AGGREGATE	25'	24.3'	24.3'
REAR YARD (MIN.)	25'	153.7'	531.7'
BUILDING COVERAGE (MAX.)	30%	12.3% (1,814 SF)	12.3% (1,814 S.F.)
BUILDING HEIGHT (MAX.)	40'	21'	21'
ACCESSORY BUILDING:			
BUILDING HEIGHT (MAX.)	12'	10'	10'
SEPARATION FROM PRIMARY BUILDING	10'	109.6'	109.6'
SIDE YARD (MIN.)	7'	7.1'	7.1'
POOL			
SETBACK FROM PROPERTY LINES	10'	-	13'



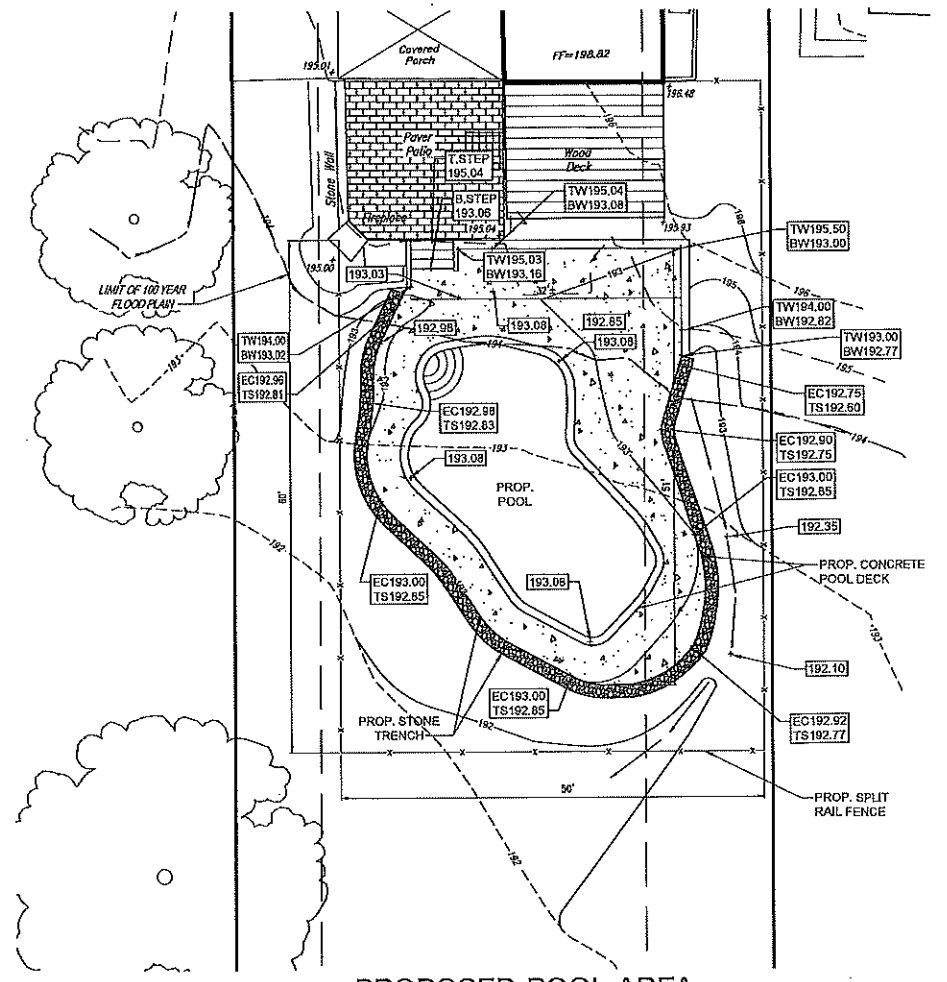
LOCATION MAP
SCALE: 1"=800'

NOTES

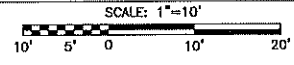
- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS AND FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING SEPTEMBER, 2020.
- TOPOGRAPHICAL INFORMATION IS BASED UPON NAVD 1988. BENCHMARK IS A SARTARY BENCHMARK LOCATED APPROXIMATELY 235 FEET EAST OF THE PROPERTY IN BRADFORD ROAD.
ELEVATION = 168.52
 - EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 121 (2008) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
PENNSYLVANIA GRIE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1778 SERIAL NO. 2020281300.
 - REFERENCE WAS MADE TO THE FOLLOWING:
a. GREENDALE MANOR - SECTION 2, MADE FOR SUNNYBROOK, INC., PREPARED BY BARTON & MARTIN, ENGINEERS, DATED AUGUST 17, 1954.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE 'B' RESIDENTIAL ZONING DISTRICT OF THE SPRINGFIELD TOWNSHIP.
 - FLOOD DESIGNATION IS ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS DEPICTED IN FIGURE OF MONTGOMERY COUNTY, MAP NO. 42091G-0376, EFFECTIVE DATE: MARCH 2, 2016.
 - ALL LOCATION DIMENSIONS ARE SHOWN IN U.S. STANDARD.
 - ALL PROPOSED POOL MECHANICAL EQUIPMENT IS TO BE LOCATED ABOVE THE 100 YEAR FLOOD PLAN LOCATION TO BE DETERMINED PRIOR TO CONSTRUCTION PERMIT APPLICATION.

LEGEND

- EXISTING FEATURES**
- Iron Pipe Found
 - Overhead Wire
 - Water Curb Stop
 - Water Valve
 - Sanitary Vent
 - Utility Pole
 - Fire Hydrant
 - Manhole
 - Sanitary Sewer
 - Deciduous Tree
 - Water Main
 - Water Service
 - Gas Main
 - Lateral
 - Contour
 - 100 Year Flood Plan Limit
- PROPOSED FEATURES**
- Contour
 - Spot Elevation
 - Edge of Concrete/Top of Stone Elevation
 - Top of Wall/Bottom of Wall Elevation
 - Concrete/Paver Deck
 - Pool
 - Stone Trench



PROPOSED POOL AREA
SCALE: 1"=10'



AREA TO TITLE LINE
14,727 S.F. or 0.3381 AC.



BEFORE YOU DO ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1778. NON-ADHERERS MAY BE CONSIDERED DECEPTIVE. PA ACT 121 (2008) REQUIRES THESE WORDS AND MORE TO APPEAR IN THESE PLANS. SERIAL NUMBER: 2020281300

DATE	NO.	REVISION	BY
1-28-21	1	REV. FOR ZONING HEARING BOARD	EDM

COUNTY: PARCEL NO. 52-00-02059-00-4
BLOCK - UNIT 52-0400-046
SITE ADDRESS 1312 BRADFORD ROAD ORELAND, PA 19075
DEED BOOK - PAGE 8922-0991

RECORD OWNER
ROBERT J. II &
LAUREN M. WISE
1312 BRADFORD ROAD
ORELAND, PA 19075

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA 19001
PHONE: 215-867-2165 FAX: 215-576-7791
E-MAIL: staff@eshoemaker.com

ZONING EXHIBIT
CONCEPT GRADING PLAN
OF
1312 BRADFORD ROAD
PREPARED FOR
ROBERT J. WISE II
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE	DECEMBER 14, 2020
DWG NO	SP-737
JOB NO.	26681
SHEET NO.	1 OF 1



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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 hosted on ZOOM with the meeting number listed above.

Monday, Monday, February 22, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-02 This is the application of **Carmel & Dale Archdekin**, owners of the property located at 8821 Patton Road, Wyndmoor, PA 19038, known as Montgomery County Parcel #5200-1380-4004. The applicants seek dimensional variances from Section 114-144.A.1 and Section 114-144.B.1 of the Springfield Township Zoning Ordinance. The applicants propose to construct an addition to the side of the home that will encroach 5 feet into the required front and side yard setback areas. The proposed addition is plotted as being 22 feet from the side property line and 45 feet from the front property line.

The property is zoned within both the AA Residential Districts of Ward #2 of Springfield Township. A copy of the application and the 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

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. 21-02

DATE: 1-29-21

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Dale Archdekin

(Name of Applicant)

Of (Address) 8821 Patton Road Wyndmoor PA 19038

(Telephone No.) 215-370-1236

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.

A **variance** from the requirements set forth in Article 114, Section 44,
Subsection A1 & B1 of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 8821 Patton Road Wyndmoor PA 19038

Petitioner's Interest in the property is Owner

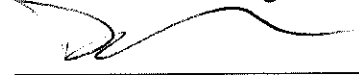
Present use of property Primary Residence

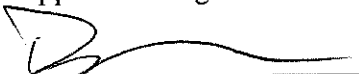
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

I am requesting a variance for the front setback requirement as well as the aggregate sideyard requirement in order to add an attached 2 car garage to my home. The variance is necessary due to the topography of my lot, which has a steep slope in the rear, and to also reduce our storm water runoff and impervious coverage.

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

check # 142
\$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

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.
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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.

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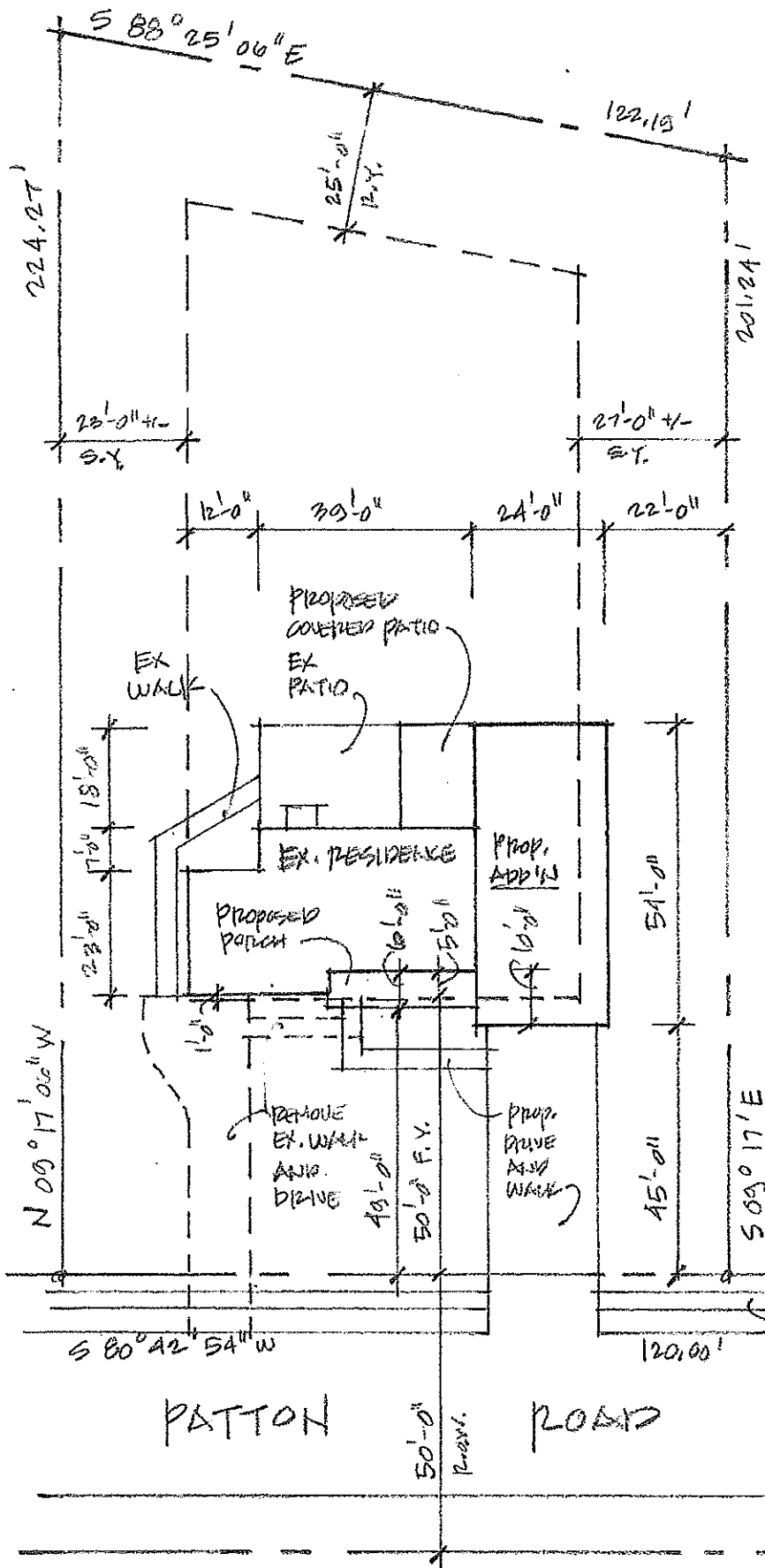
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Dale Archdekin

Printed Name of Applicant

[Signature] 1/29/21

Applicant's Signature and Date



ARCHDEKIN RESIDENCE

8821 PATTON ROAD
WYNDMOOR, PA 19038

SITE SKETCH

1" = 30'-0"

ZONED: AA

LOT SIZE: 25,000 S.F. (MIN.)
25,590 S.F. (EXISTING)

BLDG COVER: 15% = 3827 S.F.

EX. BLDG : 1374 S.F.
PROP BLDG : 1290 S.F.
PROP PORCHES : 390 S.F.

TOTAL : 3054 S.F. (12%)

FRONT YARD : REQUIRED - 50'-0"
PROPOSED - 45'-0"

SIDE YARD : REQUIRED - 15'-0" MIN
50'-0" TOTAL
PROPOSED - 22'-0" MIN
- 45'-0" TOTAL

REAR YARD : REQUIRED - 25'-0"

PREPARED BY:

DANIEL E. LLOYD / architect, pc

157 Clivedon Avenue
Glenside, PA 19038
tel: 215.885.0237



[Handwritten signature]