



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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Timothy P. Woodrow, PE
Engineer

Bonnie G. Ostrofsky, Esq.
1417 Bethlehem Pike
Flourtown, PA 19031

February 23, 2021

Re: Zoning Hearing Board Application #21-01 for the property located at 1312 Bradford Road, Oreland, PA 19075, known as parcel #5200-0205-9004.

Dear Ms. Ostrofsky

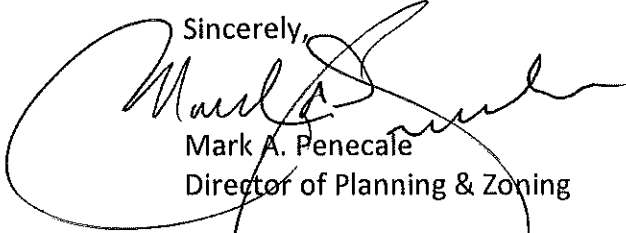
This letter is sent to inform you that on Tuesday, February 22, 2021 the Zoning Hearing Board of Springfield Township approved the dimensional variances from Section 114-12.A.8.(A), Section 114-12.A.8(B), Section 114-12.A.13.A and Section 114-12.13.B of Springfield Township Zoning Ordinance to allow for the construction of an in-ground swimming pool and concrete decking within the limits of the AE flood plain, as per the plan prepared by Chad Brensinger, P.E., dated January 29, 2021.

The approval of this application was unanimous and the approval is subject to the following conditions:

1. The applicant is required to submit a hydrological study to the Township Engineer to ensure that the proposed swimming pool, decking and fence will not increase flood heights or pose additional threats to the public safety.
2. Except as changed herein, the applicant must build the pool in accordance with the testimony and exhibits entered into evidence at the hearing, including but not limited to having the pool equipment and utilities located outside the limits of the flood plain and located near the house.
3. The applicant must fence the pool as required by the Building Code, using wire mesh through which water can travel.
4. This decision shall not be deemed to approve the existence of the garage in the flood plain on the same lot.

This approval of this application will expire twelve (12) months from the date of this decision should the required building permit application not be submitted. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", written over a large, light-colored circular stamp or watermark.

Mark A. Penecale
Director of Planning & Zoning

Cc: Robert & Lauren Wise, 1312 Bradford Road, Oreland, PA 19075
ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Mr. & Mrs. Archdekin
8821 Patton Road
Wyndmoor, PA 19038

March 23, 2021

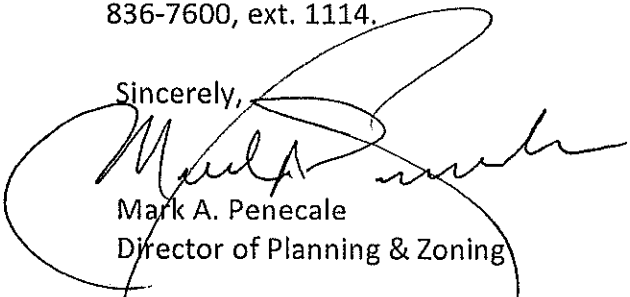
Re: Zoning Hearing Board Application #21-02, for the property located at 8821 Patton Road, Wyndmoor, PA 19038.

Dear Mr. & Mrs. Archdekin,

This letter is sent to inform you that on Monday, March 22, 2021 the Zoning Hearing Board of Springfield Township approved the requested dimensional variances from Section 114-144.A (1) and Section 144-144.B (1) of the Springfield Township Zoning Ordinance. This will allow for the requested 5 foot encroachment into both the front and side yard setback areas. The side yard setback may be reduced to 22 feet in width and the front yard will be reduced to 45 feet in depth. The proposed addition must be constructed as per the plans submitted and the testimony entered into the record for this application.

The approval of this application was unanimous. The permit for the installation of this addition building must be submitted within 12 months of the date of this letter. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,


Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor, Township Manager, Springfield Township



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Timothy P. Woodrow, PE
Engineer

Mr. & Mrs. Ashton
79 N. College Avenue
Flourtown, PA 19031

March 23, 2021

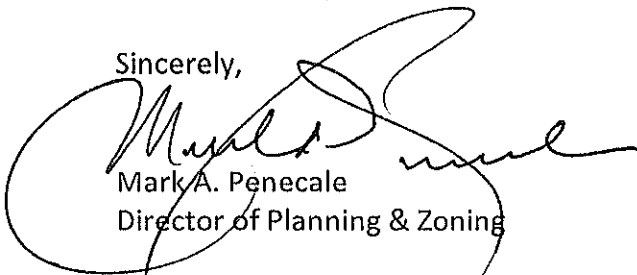
Re: Zoning Hearing Board Application #21-03, for the property located at 79 N. College Avenue, Flourtown, PA 19031.

Dear Mr. & Mrs. Ashton,

This letter is sent to inform you that on Monday, March 22, 2021 the Zoning Hearing Board of Springfield Township approved the requested dimensional variance from Section 114-131.B.2(b) of the Springfield Township Zoning Ordinance. This will allow for the placement of an 80 square foot accessory building within the front yard area of this property. The accessory building must be installed as per the plan submitted and the testimony entered into the record.

The approval of this application was unanimous. The permit for the installation of this accessory building must be submitted within 12 months of the date of this letter. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Timothy P. Woodrow, PE
Engineer

Ms. Desiree Pressley &
Mr. Mikhail Arslanian
8102 MacArthur Road
Wyndmoor, PA 19038

March 23, 2021

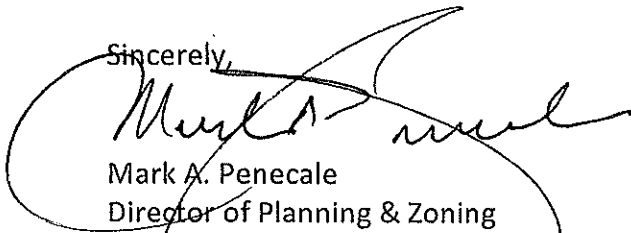
Re: Zoning Hearing Board Application #21-04 for the property located at 8102 MacArthur Road, Wyndmoor, PA 19038.

Dear Ms. Pressley & Mr. Arslanian,

This letter is sent to inform you that on Monday, March 22, 2021 the Zoning Hearing Board of Springfield Township approved the requested dimensional variance from Section 114-54.B (1) of the Springfield Township Zoning Ordinance. This will allow for the proposed addition to be constructed as per the plans submitted and testimony entered into the record. The side yard setback is permitted to be reduced to 12 feet in depth instead of the required 23 feet.

The approval of this application was unanimous. Permits for the construction of this addition must be submitted within 12 months of the date of this letter. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Engineer

Mr. & Mrs. Bell
46 W Wissahickon Avenue
Flourtown, PA 19031

March 23, 2021

Re: Zoning Hearing Board Application #21-05, for the property located at 46 W. Wissahickon Avenue, Flourtown, PA 19031.

Dear Mr. & Mrs. Bell,

This letter is sent to inform you that on Monday, March 22, 2021 the Zoning Hearing Board of Springfield Township approved the requested dimensional variance from Section 114-64.B (1) of the Springfield Township Zoning Ordinance. This will allow for the requested encroachment into the side yard setback area for the addition to your existing nonconforming house. This approval will allow for the in-fill addition to maintain the existing side yard setback of 6.2 feet. The proposed addition must be constructed as per the plans submitted and the testimony entered into the record for this application.

The approval of this application was unanimous. The permit for the installation of this addition must be submitted within 12 months of the date of this letter. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor, Township Manager, Springfield Township