



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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Zoning Hearing Board Notice Zoom Meeting #827-8190-4055

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, June 28, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-08: This is the application of **Mr. Arthur Morton**, owner of the property located at 7914 Cheltenham Avenue, Wyndmoor, PA 19038, known as parcel #5200-0316-1009. The applicant has filed for an Appeal from the Actions of the Zoning Officer, who denied the requested Use & Occupancy Certificate to allow Mr. Morton to operate a "sober living residence" for up to 23 unrelated persons in a single family dwelling which currently has four bedrooms. The property is zoned B-Residential. The B-Residential Zoning district permits single family dwellings but does not permit "group homes." In addition, the Applicant has requested that the Zoning Hearing Board allow the use as a "reasonable accommodation under the Fair Housing Act." The property is located in Ward #5 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed 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.

Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

May 17, 2021

VIA EMAIL [MPENECALE@SPRINGFIELDMONTCO.ORG]

Mark Penecale
Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

RE: 7914 Cheltenham Avenue – Zoning Officer Determination Appeal

Dear Mr. Penecale:

As you know, this office represents Arthur Morton (“**Applicant**”), the owner of the Property at 7914 Cheltenham Avenue in Wyndmoor (“**Property**”). On April 8, 2021, the Applicant filed an appeal of the Zoning Officer Determination, dated March 11, 2021, denying a Use and Occupancy Permit Application for a sober living residence at the Property (“**Appeal**”). The Appeal is currently scheduled for a hearing in front of the Springfield Township Zoning Hearing Board on May 24, 2021.

I am writing to request a continuance of the Appeal until June 28, 2021. Please also accept this letter as Applicant’s grant of an extension of the timeframes prescribed by the Springfield Township Code and the Pennsylvania Municipalities Planning Code within which the Board must commence a hearing in this matter up to and including June 29, 2021. Please notify the Applicant if you require the Applicant or his representatives to appear before the Zoning Hearing Board on May 24, 2021 in order to confirm the subject continuance.

Please contact us immediately if you have any questions or require any further information regarding the Appeal. Thank you for your attention to this matter.

Sincerely,



Amee S. Farrell

Kaplin Stewart
Union Meeting Corporate Center
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422-0765
610-260-6000 tel



Offices in
Pennsylvania
New Jersey

Mark Penecale
May 17, 2021
Page 2

ASF:DPR
Enclosure

cc via email: Daniel P. Rowley, Esquire
James Garrity, Esquire (jgarrity@wispearl.com)

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

NO. 21-08

DATE: 4/9/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Arthur Morton
(Name of Applicant)

Of (Address) c/o Anee S. Farrell, Esquire, 910 Harvest Drive, Blue Bell, PA 19422

(Telephone No.) (610) 941-2547

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 _____, Section _____, Subsection _____, of the Springfield Township Zoning Code.

Other (please specify) A reasonable accommodation under the Fair Housing Act to allow a sober living residence as described in the attached Addendum.

The property concerned is located at 7914 Cheltenham Avenue, Wyndmoor, PA 19038

Petitioner's Interest in the property is Owner

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.

See attached Addendum

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

Springfield Township
Montgomery County
Received

APR 9 2021

Community Development
Department

21-08
Check # 22270
\$500.00

[Signature]
Applicant's Signature

[Signature]
Owner's Signature

By: Anee S. Farrell, Esquire
Attorney for Applicant/Owner

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.

Amee S. Farrell, Esquire/Attorney for Applicant/Owner
Printed Name of Applicant


Applicant's Signature and Date

Date: 04/08/2021

Amee S. Farrell, Esquire
Daniel P. Rowley, Esquire
Attorneys for Applicant
Union Meeting Corporate Center
910 Harvest Drive
Blue Bell, PA 19422
(610) 260-6000
afarrell@kaplaw.com
drowley@kaplaw.com
www.kaplaw.com

**BEFORE THE ZONING HEARING BOARD OF THE
TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA**

IN THE MATTER OF	:	PREMISES:
ARTHUR MORTON	:	7914 CHELTENHAM AVENUE
	:	WYNDMOOR, PA 19038
APPELLANT	:	

**ADDENDUM TO ZONING HEARING BOARD APPLICATION APPEALING
MARCH 11, 2021 ZONING OFFICER DETERMINATION**

Arthur Morton, the owner of the property located at 7914 Cheltenham Avenue in Wyndmoor, Pennsylvania, by and through his attorneys, Amee S. Farrell, Esquire and Daniel P. Rowley, Esquire, hereby files this application for an appeal of the Zoning Officer Determination, dated March 11, 2021, and in the alternative, seeks a reasonable accommodation under the Fair Housing Act, and in support thereof states:

1. **Name and Address of Appellant.** Appellant is Arthur Morton (“Appellant”), the owner of the property located at 7914 Cheltenham Avenue in Wyndmoor, PA (“Property”). A deed for the Property is attached hereto as **Exhibit “A”** and is incorporated herein.
2. **Property, Improvements, and Zoning.** The Property contains an approximately 6,483 s.f. (+/-) two-story detached residential building with a garage, driveway, and related

improvements. Per the Springfield Township (“**Township**”) Zoning Code (“**Code**”), the Property is located in the B Residence District (“**B Residence District**”) which permits, *inter alia*, single-family detached dwellings.

3. **Background.** On February 19, 2021, Appellant submitted a Use and Occupancy Registration Permit (“**U&O Application**”), which sought a use and occupancy permit for a sober living residence (“**Sober Living Residence**”). A copy of the U&O Application is attached hereto as **Exhibit “B”** and incorporated herein. The U&O Application explained that the residents of the Property will have all completed a detoxification program and, as a result, are in recovery. No treatment is proposed to occur at the Property. The Property is proposed to be occupied as a residence only, with the residents living as a family unit – sharing cooking, cleaning, etc. responsibilities.

On March 11, 2021, Springfield Township Planning Director Mark Penecale (“**Planning Director**”) issued a letter to Appellant denying the U&O Application and determining that: (i) in accordance with the Code, the Sober Living Residence “could qualify as a “Family” use at the Property location if the number of proposed individuals residing at the premises was limited to five (5)”; and (ii) the Sober Living Residence “appears to meet the definition of “Group Home” contained in the Township Zoning Ordinance (other than the number of residents proposed therein) and is not a use permitted” in the B Residential District (“**Zoning Officer Determination**”).

4. **Legal Argument.** The Code improperly limits the number of handicapped individuals permitted in a family in direct contravention of federal law. Accordingly, the Zoning

Officer Determination is based upon errors of law and/or an abuse of discretion and must be dismissed or a reasonable accommodation provided, to comply with federal law¹.

i. Prohibiting a Sober Living Residence in a Residential District is a Violation of Federal Law.

Congress amended the Fair Housing Act, 42 U.S.C. §3601, *et seq.* (“FHA”) in 1988 to extend the guarantee of fair housing to handicapped individuals, and further authorized the Secretary of the United States Department of Housing and Urban Development to promulgate regulations necessary to implement the FHA. 42 U.S.C. §3614a. As specifically defined under the FHA, and further clarified under promulgated Regulations, the term “handicap” includes any individual with a “physical or mental impairment which substantially limits one or more of such person’s major life activities...” and includes “alcoholism” and “drug addiction” other than caused by current, illegal use of a controlled substance. 42 U.S.C. §3602(h) (emphasis added); 24 C.F.R. §100.201. *See also, Easter Seals Society, Inc. v. North Bergen*, 798 F.Supp. 228, 233 (D.N.J. 1992) (holding FHA protections apply to recovering alcoholics and addicts who are in recovery, and accordingly, not currently using an illegal substance).

Under the FHA, it is unlawful to deny a dwelling to a buyer or renter because of a handicap of that buyer or renter or to discriminate against a handicapped person in the terms, conditions, or privileges of the sale or rental of a dwelling. 42 U.S.C. §3604(f)(1) and (2). Further, and perhaps most significantly for the purposes of this appeal, “a refusal to make reasonable accommodations...when such accommodations may be necessary to afford such person equal

¹ In the Zoning Officer Determination, the Planning Director references that the Sober Living Residence may meet the definition of a “group home” under Code. However, these comments are inapplicable to the proposed Sober Living Residence. The Code requirements for group homes include supervision requirements, medical and counseling services, and “supervised specialized service” requirements that are not applicable to single-family dwellings or the proposed Sober Living Residence. Code §114-21. To categorize handicapped individuals living as a single housekeeping unit as a “group home” because they are actively recovering from drug and/or alcohol addiction is *per se* discrimination under the FHA.

opportunity to use and enjoy a dwelling” is *per se* discrimination under the FHA. 42 U.S.C. §3604(f)(3(B)). Any restriction or attempt to restrict the choices of a handicapped person in an effort to discourage or obstruct choices in a community, neighborhood, or development, is a violation of the FHA. 24 C.F.R. §100.70(a).

The legislative history of the FHA amendments makes clear that Congress specifically sought to prohibit the application of local land use and zoning laws in any way that will limit access to housing by people with disabilities, stating in pertinent part:

The Act is intended to prohibit the application of special requirements through land-use regulations, restrictive covenants, and conditional or special use permits that have the effect of limiting the ability of such [handicapped] individuals to live in the residence of their choice in the community.

H. Rep. No. 100-711, at 24 (1988).

In the land use and zoning context, the standards and provisions of the FHA have consistently been interpreted to require that municipalities provide “equal opportunity” for handicapped individuals – including those in alcohol and drug addiction recovery – to afford them an opportunity to “...live in single-family neighborhoods, for that right serves to end the exclusion of handicapped individuals from the American mainstream.” *Lapid-Laurel v. Zoning Board of Adjustment*, 284 F.3d 442, 459-60 (3d Cir. 2002) (quoting *Smith & Lee Associates, Inc. v. City of Taylor*, 102 F.3d 781 (6th Cir. 1996)). See also, *McKivitz v. Township of Stowe*, 769 F.Supp. 2d 803, 825-26 (W.D. Pa. 2010); *Bryant Woods Inn, Inc. v. Howard County*, 911 F. Supp. 918, 946 (D. Md. 1996) (holding the FHA prohibits local municipalities from imposing or applying land use regulations in such a way as to exclude disabled individuals entirely from zoning districts, “particularly residential neighborhoods,” or to provide disabled residents with less opportunity to

live in certain neighborhoods than people without disabilities), *affirmed*, 124 F.3d 597 (4th Cir. 1997).

The Township Code and the Zoning Officer Determination attempts to limit the accessibility to housing in residential district for handicapped individuals, in direct contravention of the FHA.

The Code defines “family” as follows:

A. Any number of individuals living together on a non-transient basis as a single housekeeping unit and doing its cooking on the premises when said individuals are related by blood, marriage, or adoption, including foster children.

B. No more than five unrelated individuals living together on a non-transient basis as a single housekeeping unit and doing their cooking on the premises. The definition of ‘family’ shall not apply to the occupants of a club, fraternal institution, lodge, rooming-house or group home.

C. No more than five unrelated individuals deemed to be mentally or physically handicapped persons occupying a dwelling unit as a single, nonprofit housekeeping unit if such occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1988.

Code §114-21

Although the Code acknowledges that a group of handicapped individuals occupying a dwelling unit as a single housekeeping unit meets the definition of a family, it seeks to improperly impose a limit on the number of individuals in a handicapped family that is not imposed on related families and seeks to further discriminate against handicapped individuals by requiring they live within a non-profit setting. These types of zoning code limitations restrict persons with disabilities from living in the single family-zoned homes of their choice and are impermissible under federal law.

Dr. Gertrude A. Barber Ctr., Inc. v. Peters Twp., 273 F. Supp. 2d 643, 651 (W.D. Pa. 2003).

A refusal to waive or otherwise modify zoning provisions that restrictively define “family” to limit the number of unrelated individuals who may live together violates the FHA when such refusal has the effect of barring group residences for handicapped individuals in residential settings. *See Dr. Gertrude A. Barber Center, Inc. v. Peters Township*, 273 F. Supp. 2d 643, 656-59 (W.D. Pa. 2003); *Remed Recovery Care Centers v. Township of Willistown*, 36 F. Supp. 2d 676, 684-86 (E.D. Pa. 1999). *See also Oxford House, Inc. v. Town of Babylon*, 819 F. Supp. 1179, 1185-86 (E.D.N.Y. 1993); *Oxford House, Inc. v. Township of Cherry Hill*, 799 F. Supp. 450, 462 (D.N.J. 1996). “In case after case, courts have concluded that the FHA has been violated where municipalities have attempted to prevent or restrict persons with disabilities from living in the single family-zoned homes of their choice, even when the number of residents exceeds the number of unrelated people permitted to live together under the applicable zoning ordinances.” *Dr. Gertrude A. Barber Ctr., Inc. v. Peters Twp.*, 273 F. Supp. 2d 643, 651 (W.D. Pa. 2003). *See also, Oxford House Evergreen v. City of Plainfield*, 769 F.Supp. 1329 (D.N.J.1991).

Additionally, federal courts have routinely found that municipalities have violated the FHA in the adoption, interpretation, and/or enforcement of municipal zoning ordinances when those ordinances have imposed obligations or restrictions on handicapped individuals that are not otherwise imposed on other individuals in residential districts. *See Dr. Gertrude A. Barber Center, Inc. v. Peters Township*, 273 F. Supp. 2d 643, 656-59 (W.D. Pa. 2003) (finding zoning ordinance excluding multi-resident homes for persons with disabilities from single-family residential districts was a clear violation of the FHA); *Community Housing Trust v. Department of Consumer Regulatory Affairs*, 257 F. Supp. 2d 208, 221-25 (D.D.C. 2003) (requiring a 6-person home for handicapped individuals to procure a certificate of occupancy when a 6-person home without handicapped individuals was not required to procure the same certificate was held to be a

discriminatory classification that violates the FHA); *New Jersey Coalition of Rooming and Boarding House Owners v. Mayor and Council of City of Asbury*, 152 F.3d 217, 221 (3d Cir. 1998) (finding municipal ordinance requiring new certificates of inspection each time a new resident moved into a group residence was “freighted with discriminatory intent” in violation of the FHA); *Potomac Group Home Corp. v. Montgomery County*, 823 F. Supp. 1285, 1296-97 (D. Md. 1993) (holding zoning ordinance requiring notice to neighbors of a group home’s existence constituted a discriminatory obligation in violation of the FHA because it was not imposed on any other residential unit within a residential district).

Any effort by the Township to restrict the operation of a sober living residence from the Property – or to impose restrictions or additional requirements on the residents or operator of that residence that it does not otherwise impose on other single-family residential properties – is a direct violation of the FHA. By issuing the Zoning Officer Determination and denying the U&O Application, the Township has abused its discretion, committed an error of law, and is attempting to unlawfully discriminate against the occupants of the Property on the basis of their handicap.

Municipalities can avoid violation of the FHA by providing a reasonable accommodation under the Code. The FHA makes it unlawful to refuse to make a “reasonable accommodation in rules, policies, practices, or services, when such accommodation may be necessary to afford [a handicapped] person equal opportunity to use and enjoy a dwelling.” 42 U.S.C. §3604(f)(3)(B). Allowing the proposed Sober Living Residence at the Property by modifying the Code provision regarding the number of unrelated individuals is a reasonable accommodation that will afford handicapped individuals the equal opportunity to enjoy and use a dwelling in a residential district. The Sober Living Residence as shown in the plans contained in the U&O Application can safely accommodate the future residents of the Property. The residents of the Property will all be in active

recovery and will live as a single housekeeping unit. There are no on-site medical services to be provided at the Sober Living Residence. As such, and to the extent necessary, the Property is suited for the proposed Sober Living Residence and a reasonable accommodation to use the Property in this manner is appropriate.

WHEREFORE, Appellant's appeal of the Zoning Officer Determination should be sustained, and to the extent necessary, a reasonable accommodation must be provided and the Planning Director directed to approve the U&O Application.

Respectfully submitted,



AMEE S. FARRELL, ESQUIRE
DANIEL P. ROWLEY, ESQUIRE
Attorneys for Appellant,
Arthur Morton

Dated: April 8, 2021

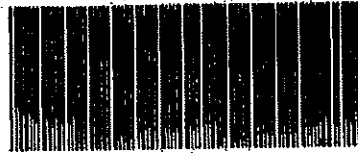
EXHIBIT "A"

**RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker**

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



DEED BK 5653 PG 02016 to 02018.1
INSTRUMENT # : 2007079494
RECORDED DATE: 07/03/2007 10:55:40 AM



0155656-0015T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 114894 - 4 Doc(s)
Document Date: 05/25/2007	Document Page Count: 2
Reference Info: Wilkins	Operator Id: emiller2
RETURN TO: (Pickup) Manito Abs/Mike Clerico	SUBMITTED BY: Manito Abs/Mike Clerico

*** PROPERTY DATA:**
Parcel ID #: 52-00-03161-00-9
Address: 7914 CHELTENHAM AVE

PA
Municipality: Springfield Township
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$650,000.00
FEES / TAXES:	
Recording Fee:Deed	\$46.50
State RTT	\$3,250.00
Springfield Township RTT	\$1,625.00
Springfield School District RTT	\$1,625.00
Total:	\$6,546.50

DEED BK 5653 PG 02016 to 02018.1
Recorded Date: 07/03/2007 10:55:40 AM

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



Nancy J. Becker
Recorder of Deeds

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.



**AFFIDAVIT
FILED**

E2/3

Return to: Prepared by:
Manito Abstract Company, Inc.
100 West Market Street
West Chester, PA 19382
(610) 436-4767
73808-M
UPI # 52-00-03161-00-9

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-03161-00-9 SPRINGFIELD
7914 CHELTENHAM AVE
WILKINS JAMES F III & MORTON ARTHUR
B 034 U 165 L 2 1101 DATE: 07/03/2007
\$5.00
BR

THIS DEED, made this 25th day of May, 2007

BETWEEN, James F. Wilkins, III and Arthur Morton (hereinafter called the "Grantors") of the one part, and Arthur Morton (hereinafter called the "Grantee"), of the other part.

WITNESSETH, That in consideration of One ... (\$1.00) ... and 00/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan prepared for Ann B. Moran made by Alpha Engineering Associates, Inc., Feasterville, PA, dated 6/2/1988 and last revised 8/16/1988 and recorded in Plan Book A-50 page 86, described as follows, to wit:

BEGINNING at a point on the Southwesterly legal right of way line of Cheltenham Avenue (60 feet wide) a corner of Lot #1 on said Plan; thence extending from said point of beginning and along Cheltenham Avenue South 51 degrees 00 minutes 00 seconds East 63.00 feet to a point; thence extending from Cheltenham Avenue South 38 degrees 36 minutes 16 seconds West 127.27 feet to a point; thence North 50 degrees 28 minutes 00 seconds West 63.02 feet to a corner of Lot #1 on said Plan; thence along the same North 38 degrees 36 minutes 38 seconds East 126.68 feet to a point on the Southwesterly legal right of way line of Cheltenham Avenue being the first mentioned point and place of beginning.

BEING Lot #2 on said Plan.

BEING Tax Parcel Number 52-00-03161-00-9.

BEING the same premises which Mary Catherine Miller and Tania G. Biddle by Deed dated January 15, 2001 and recorded March 12, 2001 in Montgomery County in Deed Book 5352 page 1693 granted and conveyed unto Barbara J. Morton, in fee.



BEING the same premises which Barbara J. Morton, by deed dated September 14, 2005 and recorded October 17, 2005 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Record Book 5575, page 1261, granted and conveyed unto Three Points Development Company, in fee.

BEING the same premises which Three Points Development Company, by deed dated July 11, 2006 and recorded September 27, 2006 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5617, page 2013, granted and conveyed unto James F. Wilkins, III and Arthur Morton, in fee.

AND the said Grantors do hereby covenant to and with the said Grantee that they, the said Grantors SHALL and WILL by these presents, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee his heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED In the Presence of:

Witness
Witness

James F. Wilkins, III (SEAL)
Arthur Morton (SEAL)

Commonwealth of Pennsylvania

County of Chester ss:

On this 25th day of May, 2007, before me, the undersigned officer, personally appeared James F. Wilkins, III and Arthur Morton, 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.

Notarial Seal
Samuel W. Pump, Notary Public
West Chester Boro, Chester County
My Commission Expires May 7, 2010
Member, Pennsylvania Association of Notaries

Notary Public

The address of the Grantee is:

7914 Cheltenham Avenue
Wyndmoor, PA 19038

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA
- REGISTERED -

DATE 5-16-07 NO.
Amy K. Montgomery
TOWNSHIP ENGINEER





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid	3,250.00
Book Number	5653
Page Number	2016
Date Recorded	7/3/07

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Arthur Morton	Telephone Number:	(267) 879-6806				
Street Address	7914 Cheltenham Avenue	City	Wyndmoor	State	PA	Zip Code	19038

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	James F. Wilkins, III & Arthur Morton	Grantee(s)/Lessee(s)	Arthur Morton				
Street Address	7914 Cheltenham Avenue	Street Address	7914 Cheltenham Avenue				
City	Wyndmoor	City	Wyndmoor	State	PA	Zip Code	19038

C. PROPERTY LOCATION

Street Address	7914 Cheltenham Avenue	City, Township, Borough	Springfield Township		
County	Montgomery	School District	Springfield	Tax Parcel Number	52-00-03161-00-9

D. VALUATION DATA

1. Actual Cash Consideration	\$1.00	2. Other Consideration	+ 0	3. Total Consideration	= \$1.00
4. County Assessed Value	\$36,600.00	5. Common Level Ratio Factor	X 1.97	6. Fair Market Value	= \$72,102.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	500 \$ 3,250.00	1b. Percentage of Interest Conveyed	50%
---------------------------------	----------------------------	-------------------------------------	-----

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Transfer of a half interest between two unrelated individuals. Tax was based on a \$650,000.00 appraisal by the lender.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Respondent or Responsible Party

Date

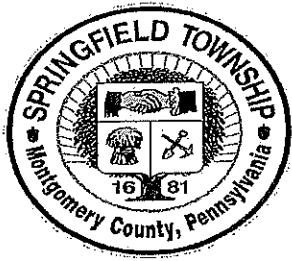
5/31/2007

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

eCertified copy of recorded # 2007079494 (page 4 of 4)
Montgomery County Recorder of Deeds



EXHIBIT "B"



1510 Paper Mill Road, Wyndmoor, PA

Use & Occupancy Application

Property Address: 7914 Cheltenham Avenue
Wyndmoor, PA 19038

Property Owner Name: Arthur Morton

Address: c/o Ameer S. Farrell, Esquire- Attorney for Applicant
Kaplin Stewart, 910 Harvest Drive, Blue Bell, PA 19422

Phone #: (610) 941-2547 Cell Phone #: _____

E-Mail Address: afarrell@kaplaw.com

Building Management Company: N/A

Address: _____

Phone #: _____ Cell Phone #: _____

E-Mail Address: _____

Lessee/Tenant: N/A

Address: _____

Phone #: _____ Cell Phone #: _____

E-Mail Address: _____

Type of Business: Sober Living Residence

Name of Business: _____


Tenant Space Square Footage: 6,483 s.f. (+/-)

Number Parking Spaces On-Site: 5 (+/-)

Fire Protection: Alarmed Sprinklered Monitored
 Inter-Connected Exit Lights Pull Stations
 Emergency Light

Notes.

1. The property address is required to be visible from the public right-of-way or main drive lane.
2. Separate permits are required for all signage proposed to be installed before the signage is erected on the property.
3. A fee of \$50.00 is required for all Home Occupation and \$150.00 for all commercially zoned properties. All checks are to be made payable to Springfield Township.

Signature of Applicant: 

By: Amee S. Farrell, Esquire - Attorney for Applicant

Date: _____ Check #: _____



Reviewed By: _____ Date: _____

Approved By: _____



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org Phone: 215-836-7600

March 11, 2021 Fax: 215-836-7180

COMMISSIONERS

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President

Eddie T. Graham
Vice President

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OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

VIA FIRST CLASS MAIL

Amee S. Farrell, Esquire
Kaplin Stewart Meloff Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive, PO Box 3037
Blue Bell, PA 19422

RE: 7914 Cheltenham Ave. – Request for Use and Occupancy Permit

Ms. Farrell:

In my capacity as the Springfield Township (the "Township") Planning Director, I am writing to you in response to the letter and application, including certain plans, that I received from you dated February 19, 2021 (the "Application") on behalf of Arthur Morton (the "Applicant") requesting a use and occupancy permit ("U&O") for the property located at 7914 Cheltenham Avenue, Wyndmoor, Pennsylvania 19038, more particularly identified as Montgomery County Tax Parcel No. 52-00-03161-00-9 (the "Property"). The Application requests the issuance of a U&O for a "sober living residence" for "individuals in recovery from drug and alcohol addiction" (the "Proposed Use"). As you know, the Property is located in the Township's "B" Residential zoning district and is improved with a building historically used as a single-family detached dwelling. Based on the plans included with the Application, it appears that the Applicant is requesting that the Proposed Use allow for up to twenty-three (23) unrelated, handicapped persons to reside in 15 bedrooms within the existing 4 bedroom single-family dwelling on the Property.

Section 114-61 of the Township Zoning Ordinance provides for the by-right principal use of properties zoned "B" Residential District for single-family detached dwelling, farming, and playground uses, as well as certain other uses by special exception. Pursuant to Section 114-21, single-family detached dwellings may house one (1) family. The Township Zoning Ordinance establishes a rather broad meaning for the term "Family", defining it alternatively as any of the following:

- A. Any number of individuals living together on a non-transient basis as a single housekeeping unit and doing its cooking on the premises, when said individuals are related by blood, marriage or adoption, including foster children.
- B. No more than five unrelated individuals living together on a non-transient basis as a single housekeeping unit and doing their cooking

Amee S. Farrell, Esquire
March 11, 2021
Page 2

on the premises. The definition of 'family' shall not apply to the occupants of a club, fraternal institution, lodge, rooming-house or group home.

- C. No more than five unrelated individuals deemed to be mentally or physically handicapped persons occupying a dwelling unit as a single, nonprofit housekeeping unit if such occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1988.

See ZO § 114-21. Moreover, the Township Zoning Ordinance also defines the term "Group Home", in part, as follows:

An establishment that provides a home, including room and board, to persons who are residents by virtue of receiving supervised specialized services, limited to health, social and/or rehabilitative services that are provided by a governmental agency, their licensed or certified agents or a responsible nonprofit social service corporation.

See id. Group Homes are permitted as a principal use by-right for up to 8 persons in the Township's Institutional District and by special exception in the "B1" Business District.

The Proposed Use appears to meet the definition of "Group Home" contained in the Township Zoning Ordinance (other than the number of residents proposed therein) and is therefore not a use permitted in the "B" Residence District where the Property is located. However, it is possible that the Proposed Use could qualify as a "Family" use at the Cheltenham Avenue location if the number of proposed individuals residing at the premises was limited to five (5). Unfortunately, it is not in my power as the Township Planning Director to grant a variance from the terms of the Township Zoning Ordinance nor to analyze your assertion that the Applicant has a legal right to a "reasonable accommodation" to convert the home from four bedrooms to 15 bedrooms housing 23 residents. Instead, such an analysis or decision could only be made by the Township Zoning Hearing Board. Therefore, it appears that your Application was submitted to the Township (rather than to the Zoning Board) incorrectly, and I must therefore decline your request at this time. I respectfully suggest that (if your client wishes to do so) you request a variance for the Proposed Use from the Zoning Hearing Board (under the variance standards of the Pennsylvania Municipalities Planning Code, 53 P.S. 10101, *et seq.* ("MPC")) and the Township Zoning Ordinance), and/or review with the Zoning Board

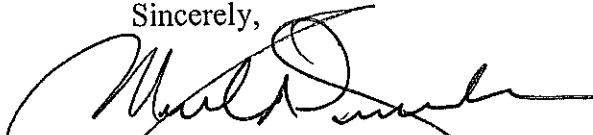
Amee S. Farrell, Esquire
March 11, 2021
Page 3

your assertion of a right to a “reasonable accommodation” (under the standards of the Americans With Disabilities Act).

Under the provisions of the Pennsylvania Municipalities Planning Code, if the Applicant desires to appeal my decision as the Planning Director of Springfield Township to the Zoning Hearing Board, the Applicant has thirty (30) days from the issuance of this letter to do so.

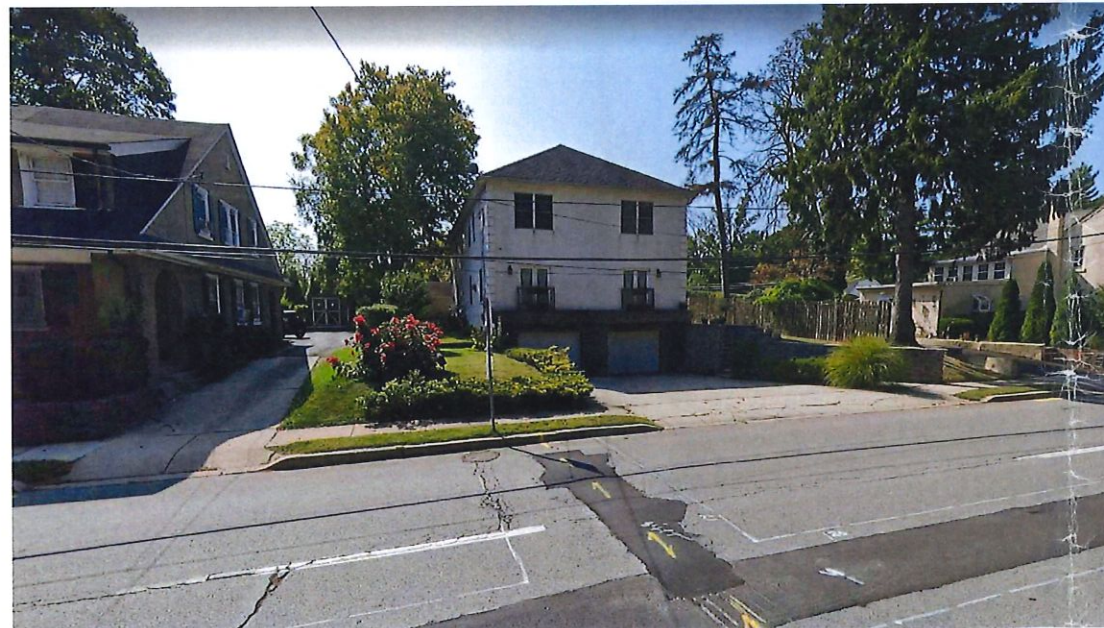
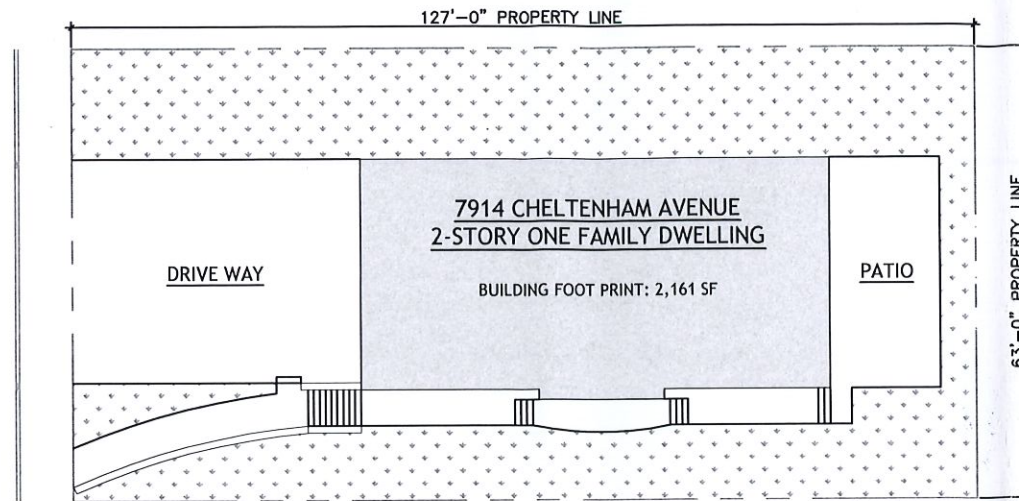
If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



MARK PENECALE
Planning Director
Springfield Township

Cc: Board of Commissioners
A. Michael Taylor, Township Manager
James J. Garrity, Esquire (Township Solicitor)
Catherine M. Harper, Esquire (Zoning Board Solicitor)



7914 CHELTENHAM AVENUE IS CURRENTLY A 3.5 BATH, OVERSIZED 2 CAR ATTACHED GARAGE COLONIAL LOCATED IN WYNDMOOR SECTION OF SPRINGFIELD TOWNSHIP AND SHALL BE CONVERTED TO 15 BEDROOMS. CENTRAL TO JUST ABOUT EVERYTHING FROM CENTER CITY (13.8 MILES), PHILA. INTERNATIONAL AIRPORT (19.1 MILES), UNIVERSITIES, PUBLIC/PRIVATE SCHOOLS (1.5 MILES), WYNDMOOR TRAIN STATION (1.4 MILES), PUBLIC TRANSPORTATION (ACROSS STREET), RESTAURANTS & SHOPPING!

INTERIOR

ROOMS/AREAS: LIVING ROOM, DINING ROOM, BEDROOM & KITCHEN, DEN, BASEMENT, FOYER, RECREATION ROOM, PRIMARY BATHROOM

INTERIOR FEATURES: FORMAL/SEPARATE DINING ROOM, CROWN MOLDINGS, FAMILY ROOM OFF KITCHEN, FLOOR PLAN - TRADITIONAL, KITCHEN - EAT-IN, KITCHEN - ISLAND, KITCHEN - TABLE SPACE, PRIMARY BATH(S), PANTRY, RECESSED LIGHTING, SAUNA, SOAKING TUB, STALL SHOWER, UPGRADED COUNTERTOPS, WALK-IN CLOSET(S), WINDOW TREATMENTS, WOOD FLOORS
FLOORING: HARDWOOD, CERAMIC TILE, CARPET

BATHROOMS

TOTAL BATHROOMS: 4, FULL BATHROOMS: 3, HALF BATHROOMS: 1
MAIN FLOOR BATHS: 4, MAIN - FULL BATHS: 3, MAIN - 1/2 BATHS: 1

BEDROOMS

TOTAL BEDROOMS: 15

OTHER ROOMS

FOYER/ENTRY: FOYER - FLOORING - TILE, MAIN
LIVING ROOM: LIVING ROOM - FLOORING - HARDWOOD, MAIN
KITCHEN: KITCHEN - COUNTERTOP(S) - GRANITE, CROWN MOLDING, KITCHEN - EAT-IN, KITCHEN - GAS COOKING, MAIN
DINING ROOM: DINING ROOM - FLOORING - HARDWOOD, MAIN
LAUNDRY: BASEMENT WASHER/DRYER
EXTERIOR-PORCH/PATIO/DECK: PATIO(S)

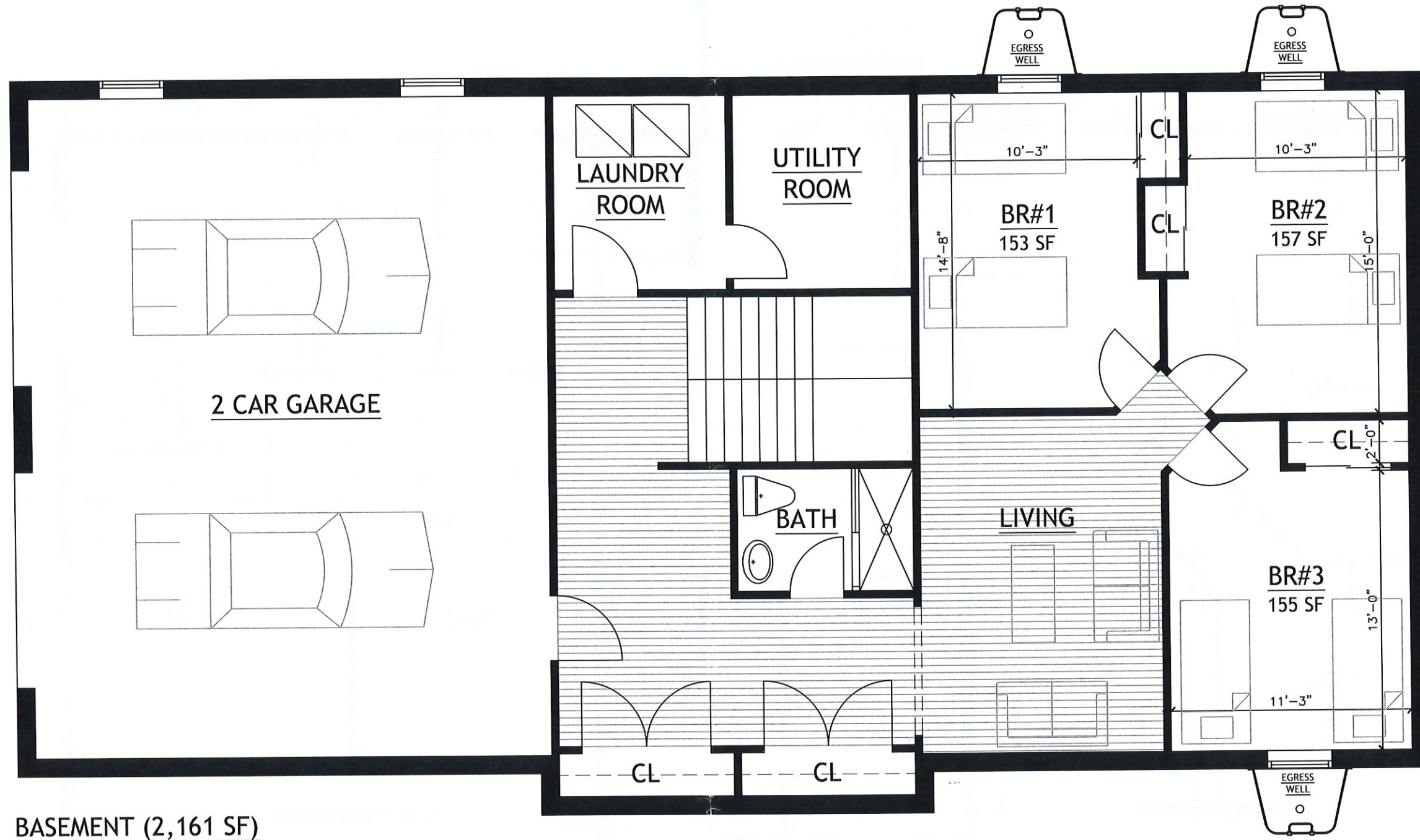
PARKING

GARAGE SPACES: 2
TOTAL SPACES: 2
PARKING FEATURES: ASPHALT DRIVEWAY
PARKING TYPE: ATTACHED GARAGE, DRIVEWAY, ON STREET
GARAGE DESCRIPTION: GARAGE - FRONT ENTRY, INSIDE ACCESS, OVERSIZED, GARAGE DOOR OPENER

LOCATION

AREA: SPRINGFIELD TWP (10652)
COUNTY: MONTGOMERY
SUBDIVISION: WYNDMOOR
LOT SIZE (ACRES): 0.18

- LOT SIZE (SQ. FT.): 8,000
- LOT DIMENSIONS: 63.00 X 127.00
- LOT FEATURES: LEVEL, REAR YARD, SIDE YARD(S)
- ZONING: B



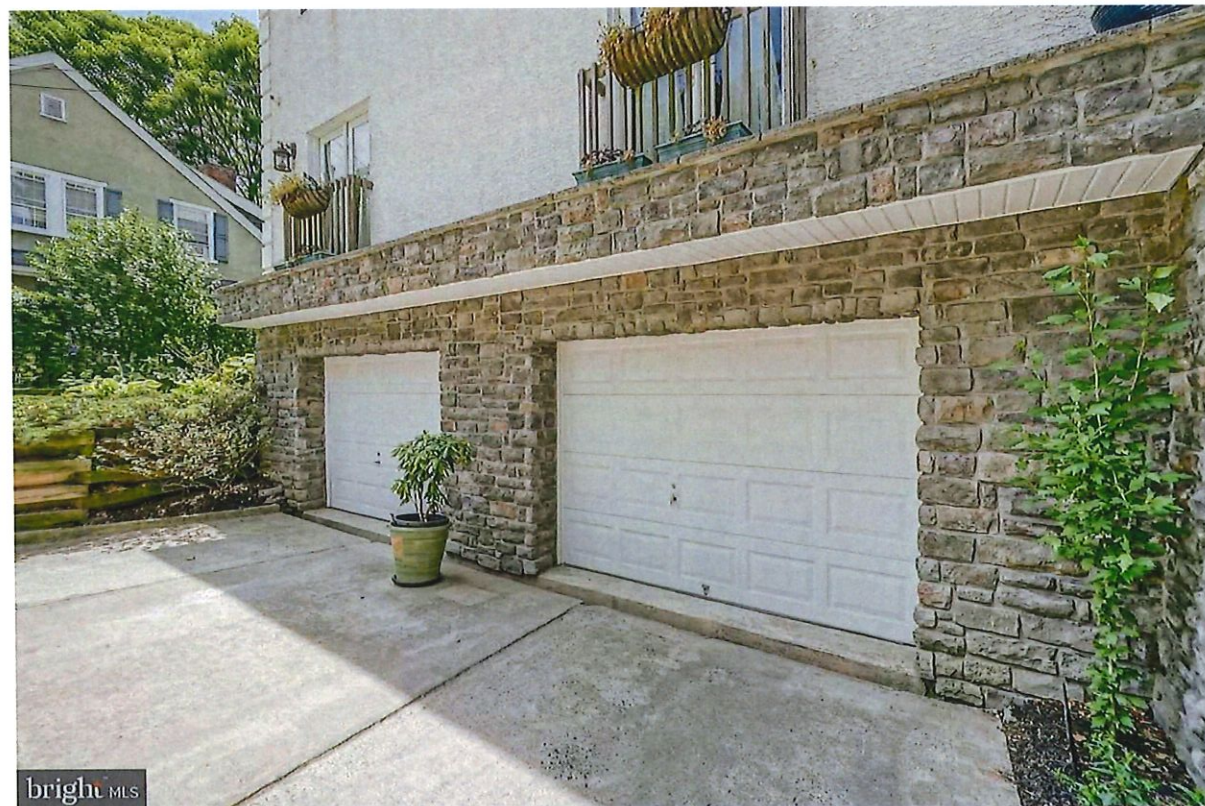
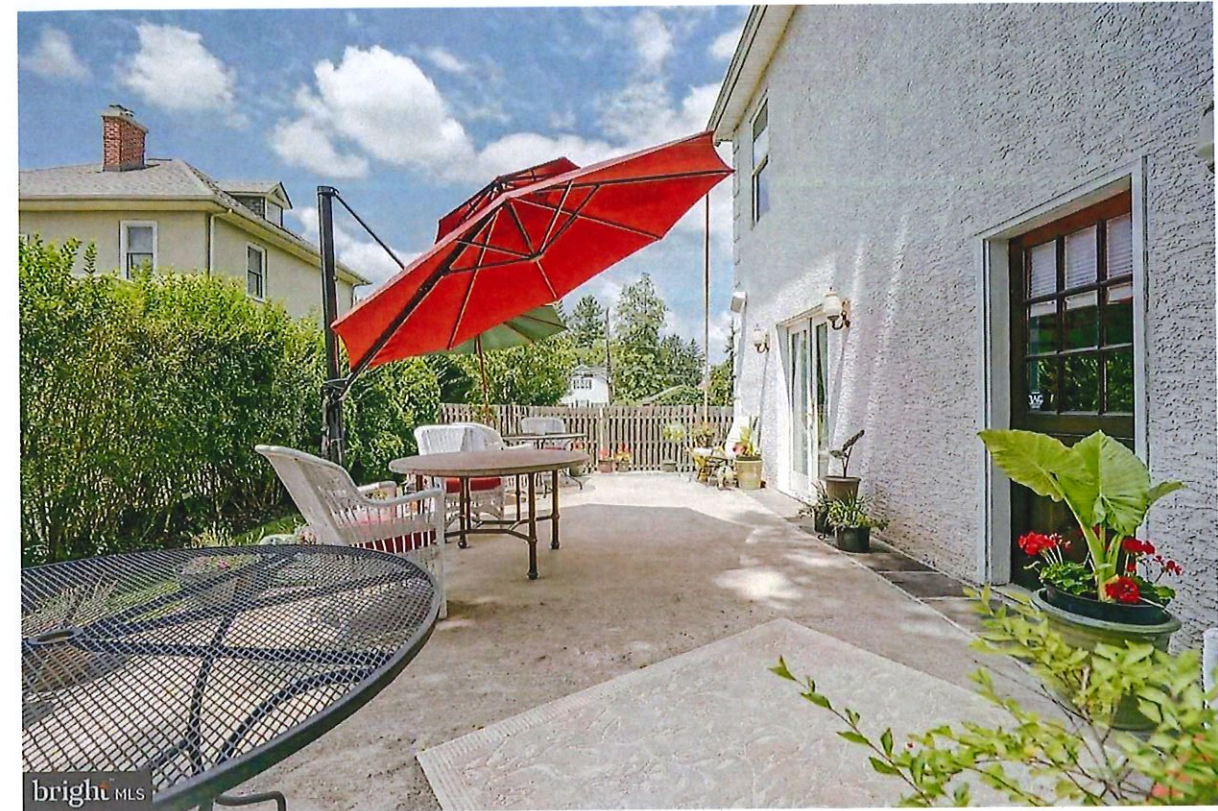
BASEMENT (2,161 SF)



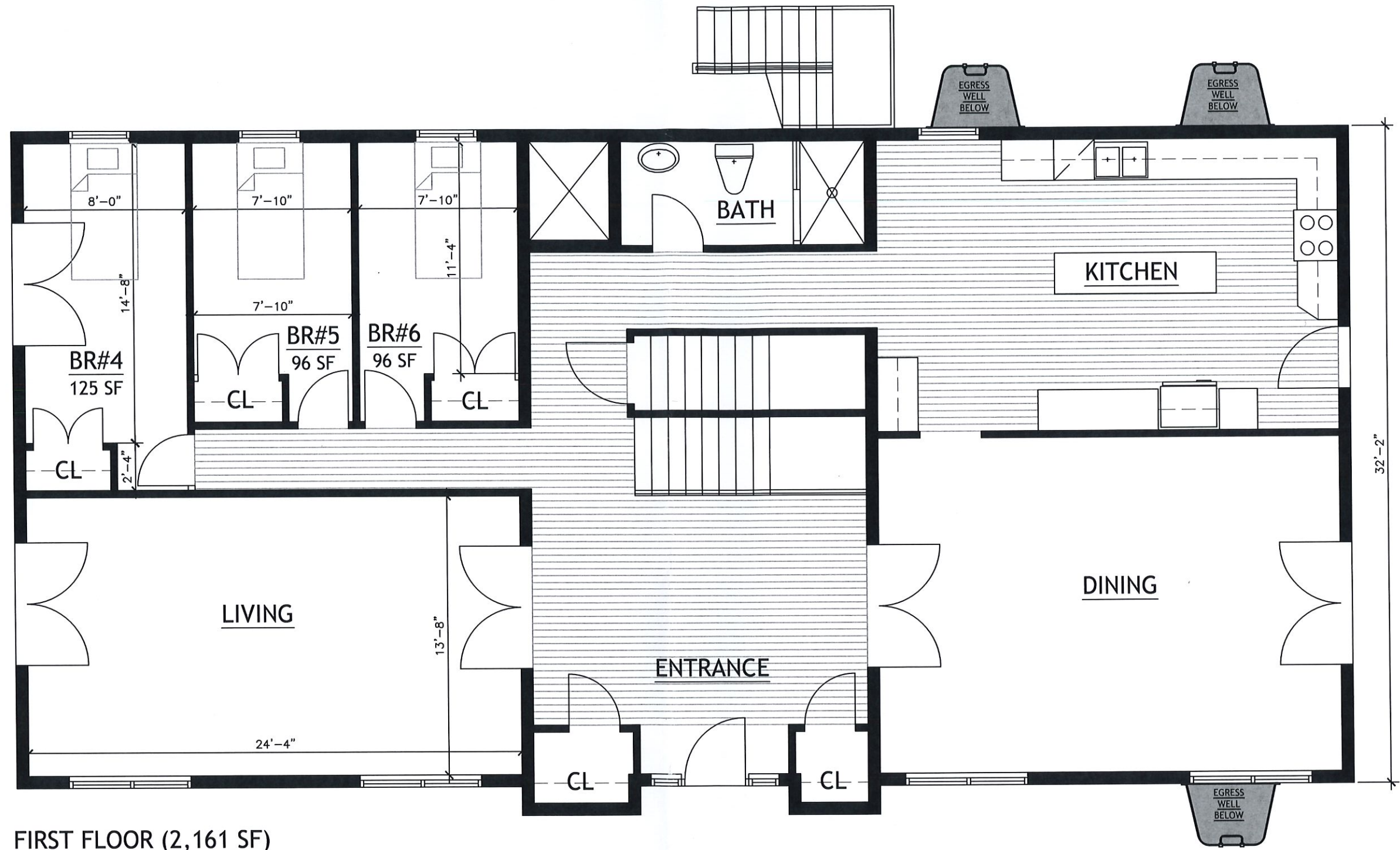
7914 CHELTENHAM AVENUE



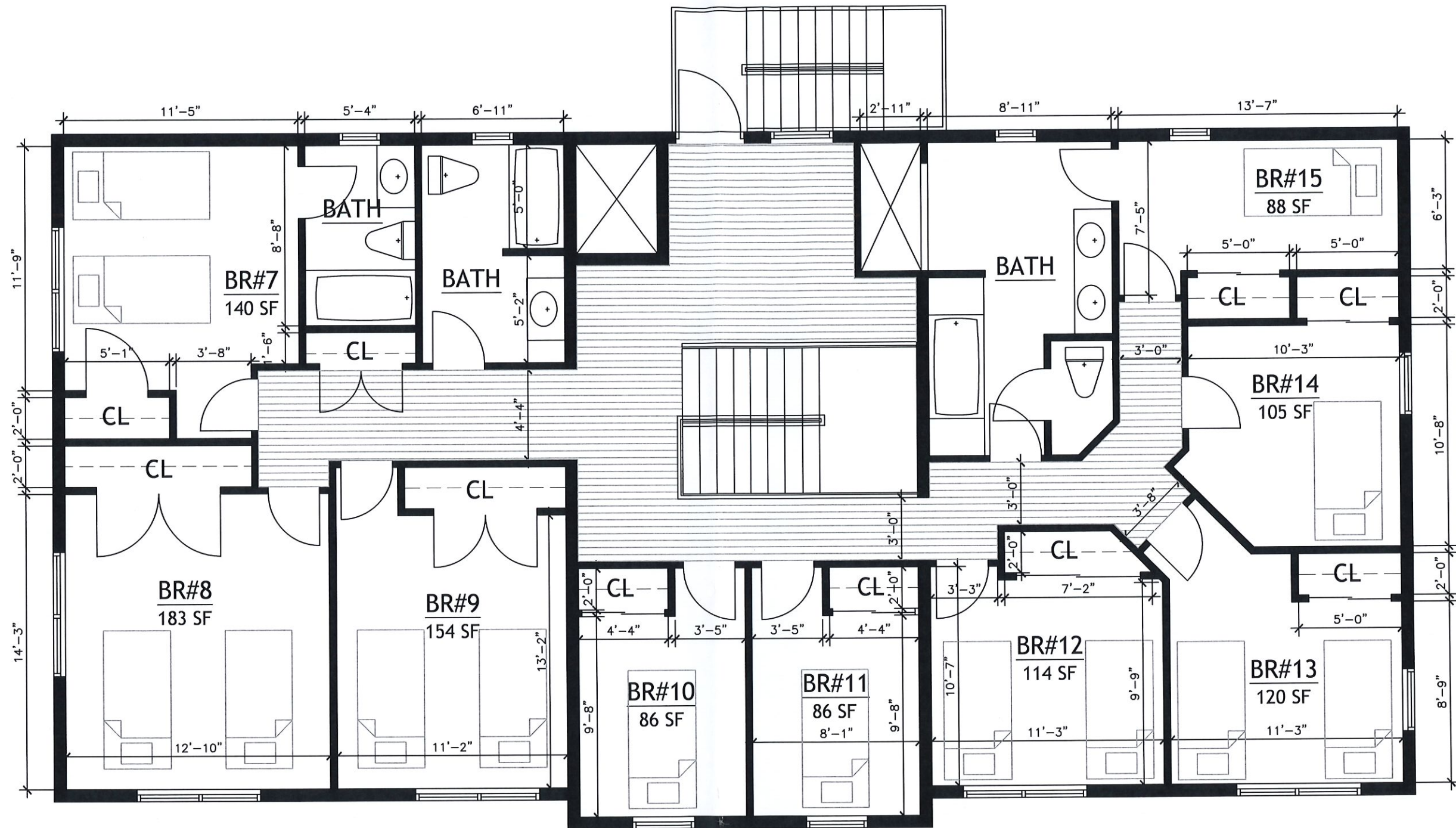
7914 CHELTHENHAM AVENUE



7914 CHELTHENHAM AVENUE



7914 CHELTENHAM AVENUE



SECOND FLOOR (2,161 SF)



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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Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Zoom Meeting #827-8190-4055

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, June 28, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-12: This is the application of **Jillian & John Rickards**, owner of the property located at 1505 Paper Mill Road, Erdenheim, PA 19038, known as Parcel #5200-1320-7007. The applicants have requested a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicants seek approval to have a five (5) foot high solid fence remain as currently installed on the front property line. Fencing five (5) feet in height is required to be setback a minimum of ten (10) feet from a property line adjoining a public right-of-way. The property is zoned within the AA-Residential District of Ward # 4 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed 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. 21-12

DATE: 5/21/2

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Jillian & John Rickards
(Name of Applicant)

Of (Address) 1505 Paper Mill Road, Erdenheim, PA 19038

(Telephone No.) 215-431-8980

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.

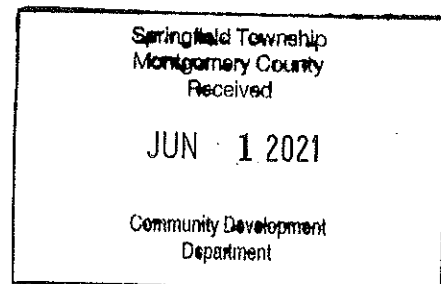
 X A **variance** from the requirements set forth in Article 114, Section 135,
Subsection A, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 1505 Paper Mill Road, Erdenheim, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

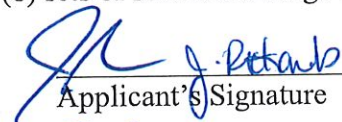



Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We seek approval to allow for a 5 foot high solid fence to remain as currently installed.

The fencing is installed at the front property and provides a buffer from both the traffic noise and trash. The fence also serves to screen the the front of our home from vehicles waiting for the light to change. The fence does not cause a site obstruction to either of my adjoining neighbors and allows for clear access to the public walk, as the fence is set back 10 feet from the curbline. This is important to us, as the bedrooms are located in the front of home and we have small children.

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


Applicant's Signature


Owner's Signature

CASE # 21-12
CHECK # 370 / \$500.00

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.

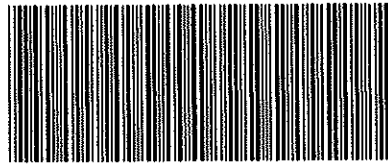
It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

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.



DEED BK 6220 PG 01590 to 01594
INSTRUMENT # : 2021040636
RECORDED DATE: 04/09/2021 02:29:35 PM



5919096-0020Y

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6284029 - 2 Doc(s)
Document Date: 03/15/2021	Document Page Count: 4
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Terra Abstract Inc 1581 Main Street, Suite 200 Warrington, PA 18976 (215) 572-7750	PAID BY: TERRA ABSTRACT INC

* PROPERTY DATA:	
Parcel ID #:	52-00-13207-00-7
Address:	1505 PAPER MILL RD
	ERDENHEIM PA 19038
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$495,000.00	DEED BK 6220 PG 01590 to 01594	
TAXABLE AMOUNT: \$495,000.00	Recorded Date: 04/09/2021 02:29:35 PM	
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee:Deed		\$86.75
State RTT		\$4,950.00
Springfield Township RTT		\$2,475.00
Springfield School District RTT		\$2,475.00
Total:	\$9,986.75	



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:

Stone Abstract
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976

RECORD AND RETURN TO:

Stone Abstract
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976

File No.: STA21-2295-PUR

Parcel ID No.: 52-00-13207-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-13207-00-7 SPRINGFIELD TOWNSHIP

1505 PAPER MILL RD
CANNON HOPE
B 040A L7 U 029 1101 04/09/2021

\$15.00
JW

THIS INDENTURE, made the 15th day of March, 2021

Between

HOPE CANNON

(hereinafter referred to as Grantor), of the one part, and

JILLIAN FAITH RICKARDS AND JOHN FRANCIS RICKARDS, JR., AS TENANTS BY THE ENTIRETY

(hereinafter referred to as Grantee), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of **Four Hundred Ninety-Five Thousand And No/100 Dollars (\$495,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Grantor, as well at law as in equity, of, in and to the same.

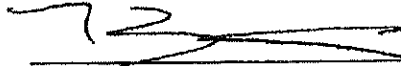
TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their successors and assigns, to and for the only proper use and behoof of the said Grantee, their successors and assigns, forever.

AND the said Grantor, for himself and his heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their successors and assigns, that he, the said Grantor, and his 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 Grantee, their successors and assigns, against them, the said Grantor, and his 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

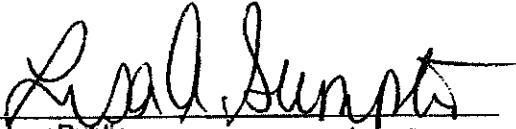


Hope Cannon

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Montgomery

On this the 15th of March, 2021, before me, the undersigned Notary Public, personally appeared Hope Cannon, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public
My commission expires: 11-10-2024

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Sumpter, Notary Public
Philadelphia County
My Commission Expires November 10, 2024
Commission Number 1163068



File No.: STA21-2295-PUR

Parcel ID No.: 52-00-13207-00-7

**Hope Cannon
(Grantor)**

TO

**Jillian Faith Rickards and John Francis Rickards, Jr., as tenants by the entirety
(Grantee)**

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

**1505 Paper Mill Road
Glenside, PA 19038**


On behalf of the Grantee

Stone Abstract
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976



EXHIBIT A

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

SITUATE in Springfield Township, in the County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan of Section Number 1 of Paper Mill Glen, made by George B. Mebus, Registered Professional Engineer of Glenside PA dated July 16, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Paper Mill Road at the distance of 155.24 feet (155.24) measured South 44 degrees 27 minutes West from a point on the corner formed by the intersection of the said Northwest side of Paper Mill Road with the Southwest side of Fraser Road (50 feet wide) (each extended); Thence extending South 44 degrees and 27 minutes West from the said point of beginning along the Northwest side of Paper Mill Road 130 feet to a point; Thence extending North 45 degrees 33 minutes West 195 feet to a point; Thence extending North 44 degrees 27 minutes East 130 feet to a point and Thence extending South 45 degrees 33 minutes East 195 feet to the first mentioned point and place of beginning.

BEING known as Lot 7 on the said plan.

BEING known as 1505 Paper Mill Road.

BEING Parcel No. 58-00-13207-00-7.

BEING the same premises which Hope Cannon, by Deed dated June 8, 2016 and recorded March 28, 2017 in the Recorder's Office of the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 6038, Page 789 as Instrument Number 2017022052, granted and conveyed unto Tyler C. Williams, in fee.

FURTHER BEING the same premises which Tyler C. Williams, by Deed dated September 27, 2019 and recorded September 30, 2019 in the Recorder's Office of the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 6155, Page 1396 as Instrument Number 2019068585, granted and conveyed unto Hope Cannon, in fee.



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.

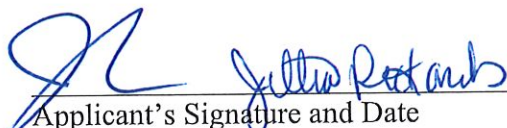
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and 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.

John & Jillian Rickards
Printed Name of Applicant


Applicant's Signature and Date

Section 114-135 Fences & Walls

- A.** Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B.** Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C.** Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.⁽¹⁾ The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

[1]Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.

Section 114-136 Sight obstruction at intersections.

On any corner lot, no wall, fence or other structure shall be erected or altered, and no hedge, tree, shrub or other growth shall be maintained, which may cause danger to traffic on a street by obscuring the view.

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 520013207007
 RICKARDS JILLIAN FAITH & JOHN FRANCIS JR
 1505 PAPER MILL RD

1 of 1

[Return to Search Results](#)

Actions

- [Printable Summary](#)
- [Printable Version](#)

Parcel

TaxMapID	52040A029
Parid	52-00-13207-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	1505 PAPER MILL RD
Lot #	7
Lot Size	25350 SF
Front Feet	130
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	RICKARDS JILLIAN FAITH & JOHN FRANCIS JR
Name(s)	
Mailing Address	1505 PAPER MILL RD
Care Of	
Mailing Address	
Mailing Address	ERDENHEIM PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
168,310	168,310	

Estimated Taxes

County	611
Montco Community College	66
Municipality	760
School District	5,801
Total	7,238
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	15-MAR-21
Sale Price	\$495,000
Tax Stamps	4950
Deed Book and Page	6220-01590
Grantor	CANNON HOPE
Grantee	RICKARDS JILLIAN FAITH & JOHN FRANCIS JR
Date Recorded	09-APR-21

Montgomery County
 Board of Assessment Appeals
 P.O. Box 311
 Norristown PA 19384-0311

Contact Us
 Phone: (610) 278-3761
 Email: boahelp@montcopa.org
 Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)

PARID: 520013207007
RICKARDS JILLIAN FAITH & JOHN FRANCIS JR



- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
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- Map
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- Residential
- Sales
- Sketch
- Splits and Combinations



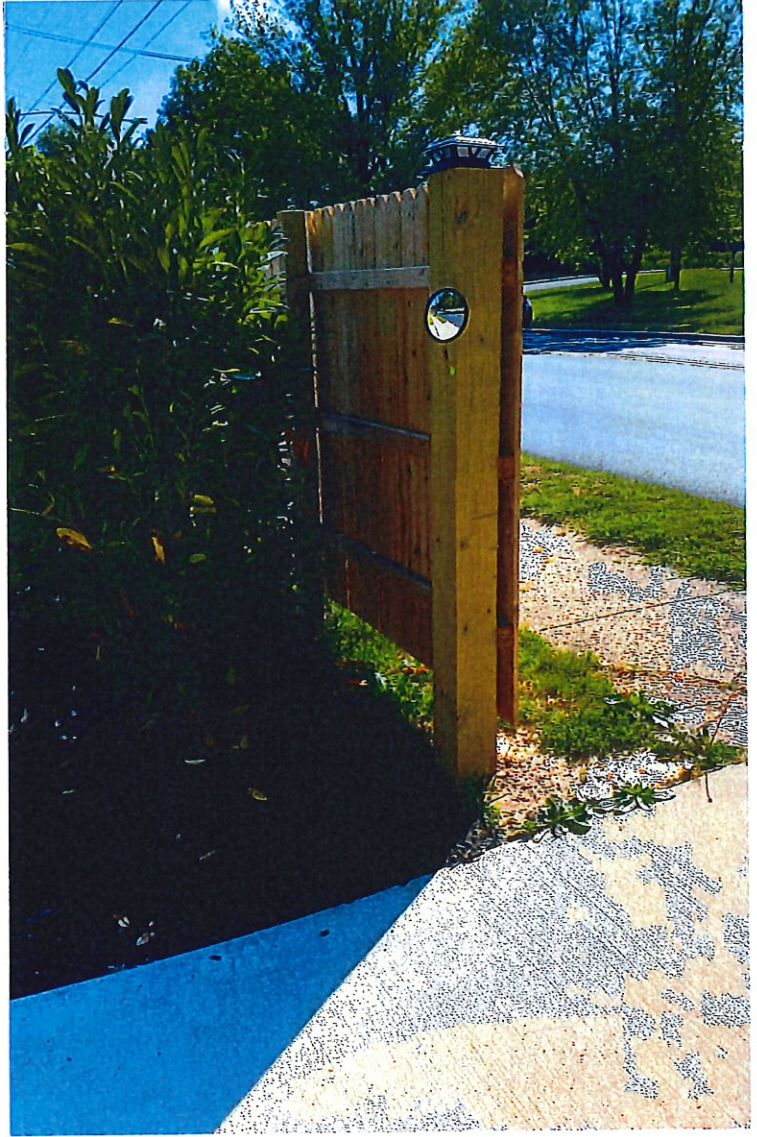
- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 520013207007
 RICKARDS JILLIAN FAITH & JOHN FRANCIS JR















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

OFFICERS

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 #827-8190-4055

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, June 28, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-13: This is the application of **Fox Lane Homes @ Falcon Hill Estates, LLC** for the property known as Lot #1 of the approved Falcon Hill Subdivision & Land Development Plan. This property is located with the cul-de-sac of Henry Way and is known as Parcel #5200-1851-5009. The applicants have requested a dimensional variance from Section 114-42.B of the Springfield Township Zoning Ordinance. The applicant seeks a dimensional variance to increase the building coverage on the site from the permitted maximum coverage of 15% to 18.7% of the total lot area. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

A copy of the application and plan are on file in the Community Development Office and may be reviewed 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. 21-13

DATE: 5/27/2021

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Foxlane Homes at Falcon Hill Estates LLC
(Name of Applicant)

Of (Address) 1243 Easton Road, Suite 205, Warrington, PA 18976

(Telephone No.) 215-606-0181 (attorney)

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.

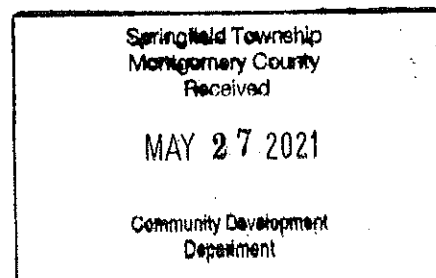
 X A **variance** from the requirements set forth in Article IV, Section 114-42,
Subsection B, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at
Lot 1 within the approved Falcon Hill Estates at Wyndmoor residential subdivision
project located off E. Willow Grove Avenue in the AA Residential Zoning District.

Petitioner's Interest in the property is
Builder/developer on behalf of the Owner.

Present use of property Presently vacant but approved for a single-family detached residential dwelling
development consisting of 32 individual lots. The instant application concerns Lot 1 of the 32 lots.



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.

Please see the attached addendum.

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

Boone J. DeGrua, agent
Applicant's Signature

Case # 21-13
Check # 304
\$500.00

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.

Printed Name of Applicant


Applicant's Signature and Date

Springfield Township Zoning Hearing Board

Application of Foxlane Homes at Falcon Hill Estates LLC

ADDENDUM TO APPLICATION TO ZONING HEARING BOARD

Applicant, Foxlane Homes at Falcon Hill Estates, LLC, is the builder/developer of the Falcon Hill Estates at Wyndmoor residential subdivision, located off East Willow Grove Avenue, and specifically known as Montgomery County Tax Parcel No. 52-00-18515-009 (the "Property"). The Property is presently owned by Foxlane Homes at Laverock, LLC.

The Property is comprised of 29.66 acres and is located within the AA Residential Zoning District pursuant to the Springfield Township Zoning Ordinance and Zoning Map. The Property is presently vacant and proposed for development of 32 single-family detached dwellings on individual lots. This relief requested in this application relates to the development of Lot 1, only.

Each lot is proposed to be improved with a single-family detached dwelling subject to the development standards of a Design Alternative pursuant to Section 114-45 of the Springfield Township Zoning Ordinance. Lot 1 is comprised of 20,805 square feet of lot area. In order to develop Lot 1 as proposed with a single-family detached dwelling, Applicant is requesting one (1) dimensional variance from Section 114-42.B of the Zoning Ordinance, to permit an on-lot building coverage ratio of 18.7%, where 15% is permitted. This represents an increase of 763 square feet (3,884sf where 3,121sf is permitted).

Lot 1 is a corner lot within the subdivision, with an irregular shape created by frontage on a cul-de-sac street bulb. Lot 1 has a slightly smaller lot size than was originally intended as a result of reservation of area between Lot 1 and Lot 32 for an emergency access, which was ultimately relocated. Applicant removed and relocated the emergency access to the other side of the proposed neighborhood, but this area remained reserved as shown on the attached land development plan sheet.

If granted, the variance will not have an adverse impact on the neighborhood due to the location of Lot 1, and is not contrary to public health, safety and welfare. The modest increase in lot coverage does not impact the impervious surface calculation or permitted building coverage for the overall development, or the sufficiency of the proposed stormwater management facilities. The variance will not alter the essential character of the neighborhood and is the minimum relief that will afford the reasonable use of Lot 1.



DEED BK 6192 PG 01269 to 01272.1
INSTRUMENT # : 2020072509
RECORDED DATE: 09/08/2020 03:35:56 PM



5817654-0012V

RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeane 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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6132335 - 7 Doc
Document Date: 08/26/2020	(s)
Reference Info:	Document Page Count: 3
	Operator Id: plai

RETURN TO: (Mail) FOXLANE HOMES LLC 1243 EASTON RD SUITE 205 WARRINGTON, PA 18976	PAID BY: FOXLANE HOMES LLC
------------------------------------------------------------------------------------------------------	--------------------------------------

*** PROPERTY DATA:**
 Parcel ID #: 52-00-18515-00-9
 Address:
 Municipality: Springfield Township (100%)
 School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:
\$3,800,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee,	\$1.50
State RTT	\$38,000.00
Springfield Township RTT	\$19,000.00
Springfield School District RTT	\$19,000.00
Total:	\$76,088.25

DEED BK 6192 PG 01269 to 01272.1
 Recorded Date: 09/08/2020 03:35:56 PM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeane Sorg

Jeane Sorg
Recorder of Deeds

Rev1a 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

Digitally signed 05/18/2021 by montgomery.county.rod@kofile.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2020072509 (page 1 of 5)
 Montgomery County Recorder of Deeds



Prepared by and Return to:

Crescent Abstract, LLC
950 East Main Street, Suite 106A
Schuylkill Haven, PA 17972
File No. CRF19-144

Parcel No: 52-00-18515-00-9 (NEW)

REGISTERED NEW 94
15,00
9-8-20

Premises:

"Parcel I" approximately 29.66 acres
Springfield Township
Montgomery County

Montgomery County

SEP 08 2020

Recorder of Deeds

This Indenture, made the 26th day of August, 2020,

Between

Hansen-Lloyd, L.P., a Partnership (hereinafter called the Grantors), of the one part, and

Foxlane Homes at Laverock, LLC, a Pennsylvania Limited Liability Company (hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of THREE MILLION EIGHT HUNDRED THOUSAND AND 00/100 (\$3,800,000.00) lawful money of the United States of America, unto 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 Sole Owner

Parcel 1

All that certain tract or parcel of ground situate in Springfield Township, Montgomery County, PA, as shown on the Subdivision and Land Development Plan for Laverock Springfield prepared by Hibbeln Engineering Company LLC, dated Oct. 13, 2017, as last revised.

Beginning at a point marking a corner of this, a corner of Parcel II and being set in line of lands of Matthew Galdo, thence continuing along lands of Matthew Galdo, Derrick Townes, Douglas Robinson and Michael Jamison North 55 degrees 00 minutes 39 seconds West 449.15 feet to a point marking a corner of this, a corner of Michael Jamison and set in line of lands of Malcolm Gran, thence along lands of Malcolm Gran North 34 degrees 59 minutes 21 seconds East 40.00 feet to a point marking a corner of this and a corner of Malcolm Gran, thence continuing along lands of Malcolm Gran, crossing the terminus of Ranch House Lane and along lands of Tai Nguyen North 55 degrees 00 minutes 39 seconds West 318.74 feet to a point marking a corner of this, a corner of Tai Nguyen and set in line of lands of Colessie Mills, thence along lands of Colessie Mills North 34 degrees 59 minutes 21 seconds East 207.15 feet to a point marking a corner of this and a corner of Colessie Mills and also along lands of Taisha Miller-Lee, Samuel Brackeen, Michael Gilmore and James Feggans North 55 degrees 00 minutes 39 seconds West 685.13 feet to a point marking a corner of this, a corner of James Feggans, a corner of Leslie Grant and a



corner of LaSalle College High School thence along LaSalle College High School North 36 degrees 23 minutes 42 seconds East 378.04 feet to a point marking a corner of this, a corner of LaSalle College High School and set in the right of way of Pennsylvania State Route 0309, thence along Pennsylvania State Route 0309 the following six courses and distances to wit:

1. North 86 degrees 31 minutes 57 seconds East 110.79 feet to a point
2. South 54 degrees 17 minutes 18 seconds East 15.83 feet to a point
3. North 89 degrees 00 minutes 52 seconds East 644.62 feet to a point
4. By a curved line, curving to the right having a radius of 1307.69 feet and an arc length of 353.89 feet to a point
5. North 37 degrees 17 minutes 09 seconds East 99.82 feet to a point
6. By a curved line, curving to the right having a radius of 1392.70 feet and an arc length of 22.00 feet to a point marking a corner of this and a corner of lands of Michael Harkins, thence along lands of Michael Harkins the following two courses and distances to wit:

1. South 37 degrees 17 minutes 09 seconds West 233.16 feet to a point
2. South 59 degrees 35 minutes 26 seconds East 325.69 feet to a point marking a corner of this, a corner of Michael Harkins and a corner of Parcel H, thence along Parcel H the following two courses and distances to wit:

1. South 19 degrees 13 minutes 56 seconds West 232.60 feet to a point
2. South 36 degrees 07 minutes 55 seconds West 1001.67 feet to a point being the first mentioned point and place of beginning.

Containing: 29.66 Acres

BEING Part of the same premises which David Lloyd, Morris Lloyd, Jr. and William C. Bullitt, Executors of the Will of Hope Starr Lloyd, deceased by Indenture dated 01/30/2008 and recorded 02/06/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 5681 page 1368, granted and conveyed unto Hansen-Lloyd, L.P., a Pennsylvania Limited Partnership, 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, of, in and to the same.

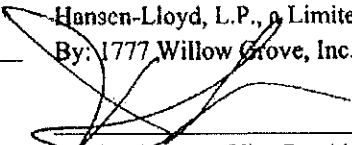
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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



And the said 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 specially 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 party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ Hansen-Lloyd, L.P., a Limited Partnership
By: 1777 Willow Grove, Inc.

_____ David Sherman, Vice President

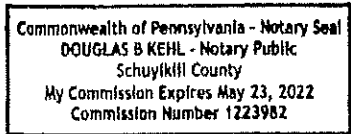
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

On this, the 26th day of August, 2020, before me, the undersigned officer, personally appeared David Sherman, Vice President(title) of 1777 Willow Grove, Inc. which is the General Partner of Hansen-Lloyd, L.P., known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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




Signature



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

1243 Easton Road, Suite 205, Warrington, Pa 18976



On behalf of the Grantees





1830019105

RECORDER'S USE ONLY

REV-183 BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

State Tax Paid: \$38,870 Book: 6192 Page: 1269 Instrument Number: Date Recorded: 9/8/2020

SECTION I TRANSFER DATA

Date of Acceptance of Document: 9/26/2020 Grantor(s)/Lessor(s): Hansen-Lloyd, L.P. Telephone Number: (215) 616-8204 Grantee(s)/Lessee(s): Foxlane Homes at Laverock, LLC Telephone Number: (215) 416-8252 Mailing Address: 1401 Morris Road City: Blue Bell State: Pa ZIP Code: 19422

SECTION II REAL ESTATE LOCATION

Street Address: East Willow Grove Avenue City, Township, Borough: Springfield Township County: Montgomery School District: Springfield Tax Parcel Number: 52-00-18515-00-9 (NEW)

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO 1. Actual Cash Consideration: 3,800,000.00 2. Other Consideration: + 0.00 3. Total Consideration: = 3,800,000.00 4. County Assessed Value: 1,605,110.00 5. Common Level Ratio Factor: x 2.13 6. Computed Value: = 3,418,884.30

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$ 0.00 1b. Percentage of Grantor's Interest In Real Estate: 100 % 1c. Percentage of Grantor's Interest Conveyed: 100 %

- 2. Fill in the Appropriate Oval Below for Exemption Claimed. Will or intestate succession. Transfer to a trust. Transfer from a trust. Transfer between principal and agent/straw party. Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. Transfer from mortgagor to a holder of a mortgage in default. Corrective or confirmatory deed. Statutory corporate consolidation, merger or division. Other (Provide a detailed explanation of exemption claimed.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name: Hansen-Lloyd, L.P. Telephone Number: (215) 616-8204 Mailing Address: 1401 Morris Road City: Blue Bell State: Pa ZIP Code: 19422

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete. Signature of Correspondent or Responsible Party: Date: 9/26/20

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105



LEGEND

- WLAT - PROPOSED WATER LATERAL
- SLAT - PROPOSED SANITARY SEWER LATERAL
- 265 - PROPOSED CONTOUR
- x 264.79 - PROPOSED SPOT ELEVATION
- FF - PROPOSED FINISHED (FIRST) FLOOR
- TW - PROPOSED TOP OF WALL (FOUNDATION)
- GF - PROPOSED GARAGE FLOOR (AT WEATHER LIP/EDGE OF PAVE)
- BF - PROPOSED BASEMENT FLOOR
- - PROPOSED LIMIT OF DISTURBANCE



BUILDER/APPLICANT:
 FOXLANE HOMES AT FALCON HILL ESTATES LLC
 1243 EASTON ROAD, SUITE 205
 WARRINGTON, PA 18976

NOTES:

1. SITE INFORMATION SHOWN HEREON IS TAKEN FROM PLANS FOR "LAVEROCK SPRINGFIELD" PREPARED BY HIBBELN ENGINEERING COMPANY, L.L.C. CONSULTING ENGINEERS, DATED OCTOBER 13, 2017, LAST REVISED JULY 17, 2020.
2. PLAN PURPOSE IS TO INDICATE BUILDING FOUNDATION LOCATION AND ASSOCIATED GRADING FOR PROPOSED BUILDING. REFER TO APPROVED SUBDIVISION PLANS FOR ALL ROADWAY, UTILITY AND SITE CRITERIA OUTSIDE THE LIMITS OF THE LOT SHOWN HEREON.
3. REFER TO FINAL ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
4. EXACT LOCATION OF SUMP PUMP DISCHARGE LINE IS SUBJECT TO FIELD CONDITIONS.
5. AMENDED SOILS TO BE APPLIED TO ALL PERVIOUS AREAS TO THE LIMIT OF DISTURBANCE LINE AS PER PCSM PLANS.

IMPERVIOUS SURFACE SUMMARY

	<u>PROPOSED HEREON:</u>
BASE HOUSE:	3,450 S.F. *
FRONT PORCH:	64 S.F. *
REAR PORCH:	370 S.F. **
COVERED DECK:	N/A *
FIREPLACE (>18" DEEP):	N/A *
FIREPLACE (<18" DEEP):	5 S.F.
BAY WINDOW:	12 S.F.
WELLED EXIT:	112 S.F.
DRIVEWAY (TO R/W LINE):	1,539 S.F.
LEAD WALK (INC. STEPS TO PORCH):	± 227 S.F.
	5,779 S.F.
REAR PORCH STEPS:	29 S.F. **
DECK:	158 S.F. **
DECK LANDING/STEPS:	N/A **

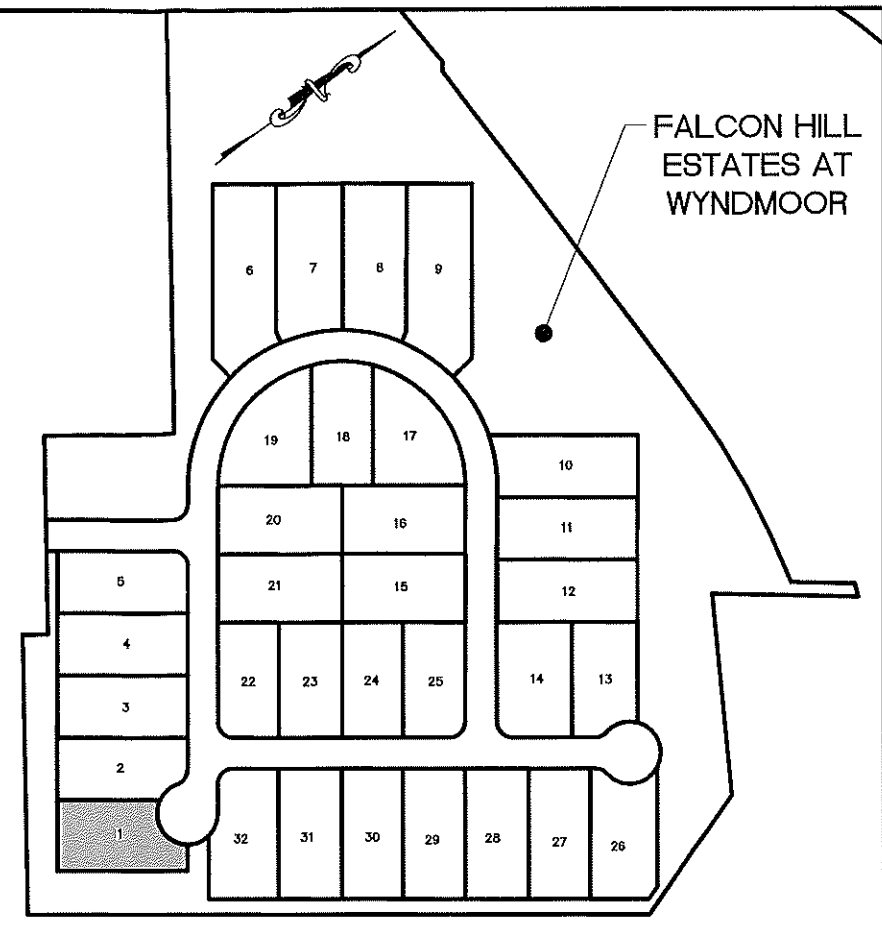
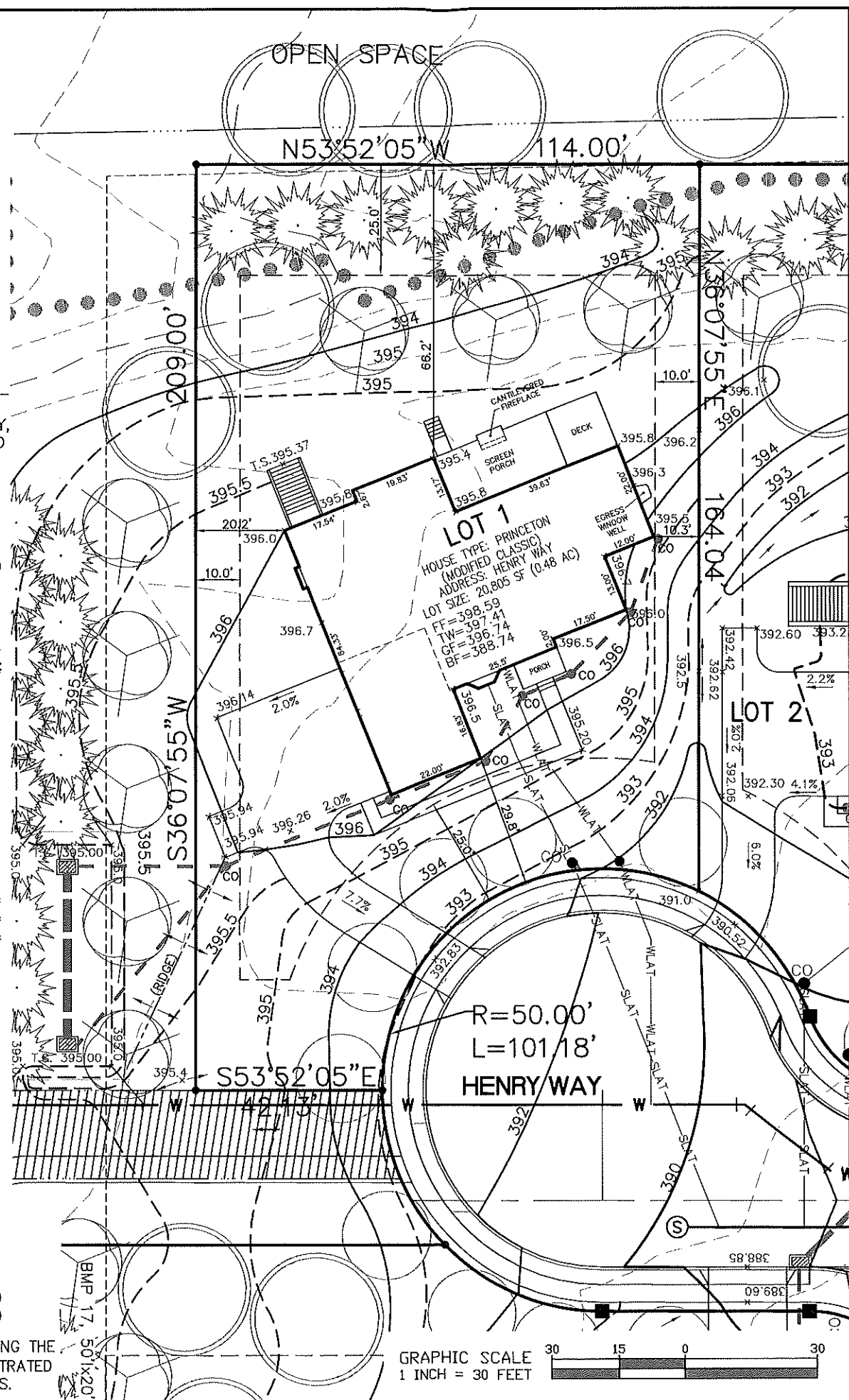
*INCLUDED IN PROPOSED BUILDING COVERAGE AREA
 **SLOTTED (GAPPED) FLOOR BOARDS; NOT T&G; NOT COUNTED AS IMPERVIOUS SURFACE; NOT COUNTED AS BUILDING COVERAGE.

ZONING DATA (PER APPROVED SUBDIVISION PLAN)
 DATA OBTAINED FROM SPRINGFIELD ZONING ORDINANCE CHAPTER 114, AS AMENDED; REFERENCE ARTICLE IV, SECTIONS 140-145.

DISTRICT CLASSIFICATION - "AA" DESIGN ALTERNATIVE - RESIDENCE DISTRICT
 PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

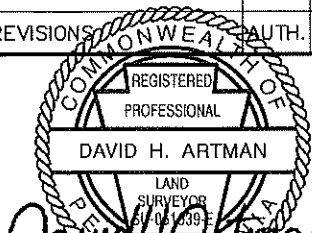
	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA:	8,000 SF	20,805 SF
MINIMUM LOT WIDTH:	100 FT	110 FT
MINIMUM FRONT YARD SETBACK:	25 FT	29.8 FT
MINIMUM SIDE YARD SETBACK:	10 FT	10.3 FT
MINIMUM REAR YARD SETBACK:	25 FT	66.2 FT
MAXIMUM BUILDING COVERAGE:	(3,121 SF) 15%	18.7% (3,884 SF)
MAXIMUM IMPERVIOUS COVERAGE:	N/A*	27.8% (5,779 SF)

*MAXIMUM IMPERVIOUS COVERAGE IS DETERMINED ON A LOT BY LOT BASIS USING THE FORMULA FOR THE AVERAGE STEEP SLOPE (ORD. SECT. 114-12B3.A) AND DEMONSTRATED IN THE LOT TABULATION ON SHEET 5 OF 44 OF THE APPROVED SUBDIVISION PLANS.



LOCATION MAP
 SCALE: 1" = 300'

DATE:	MAY 21, 2021
SCALE:	1" = 30'
CALC'D BY:	TY/DHA
DRAWN BY:	TY
CHECKED BY:	DHA
REVISIONS	COMMONWEALTH AUTH. DATE JOB NO. 1901SPM



BY: *David H. Artman* 5-21-21
 DAVID H. ARTMAN, PA PLS No. SU-051039-E



Consulting Civil Engineering
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 Highway Design
 Construction Inspection
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 EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE (215) 345-1876 FAX (215) 345-1730

WITH OFFICES IN
 NJ, PA & DE

BUILDING PERMIT PLAN
 FOR
LOT 1
FALCON HILL ESTATES AT WYNDMOOR
 (FORMERLY LAVEROCK SPRINGFIELD)
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

