



**Springfield Township
Zoning Hearing Board
February 28, 2022
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: **Ed Fox; Esq. Chairman, Zoning Hearing Board**
 Jennifer Guckin, Vice Chair, Zoning Hearing Board Member
 Megan McDonough; Esq., Zoning Hearing Board
 James Brown; Zoning Hearing Board Alternate Member
 Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #22-01: This is the application of **Flourtown Swim Club**, for the property located at 1528 Bethlehem Pike, Flourtown, PA 19031 also known as Parcel #5200-0187-0067. The applicant has filed an appeal to the actions of the Zoning Officer and in the alternative has requested a variance from Section 114-138.D.(3) of the Springfield Township Zoning Ordinance. The applicant seeks approval to install a 3,200 square foot pole barn structure over a portion of the existing tennis courts for use by the swim club and summer camps. The Zoning Officer has deemed the use of the property as a non-conforming use and any expansion requires compliance with Section 114-138.D of the Zoning Ordinance. The proposed expansion exceeds the 25% limitation permitted within the Zoning Ordinance. The property is zoned within the B-2 Business District of Ward #1 of Springfield Township.

Case #22-02: This is the application of **Nauldy Henry** owner of the property located at 8306 Cobden Road, Laverock, PA 19038, known as Parcel #5200-0414-1001. The applicant has requested a dimensional variance from Section 114-131.B.2(b) and Section 114-131.B.2(c) of the Springfield Township Zoning Ordinance. The applicant seeks relief to construct a detached carport in line with the front façade of the existing single family dwelling and three feet, seven

and one half inches from the side property line. The carport is required to be a minimum of 10 feet behind the front façade of the home and at least 4 feet from the side property line. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

Case #22-03: This is the application of **William & Cathy Murphy**, owners of a vacant lot on Carlton Way, known as Parcel #52-00-03025-01-9, and located in the A – Residential District of Ward #6 of Springfield Township (“Property”). The applicants request the following relief to construct a single-family dwelling with attached garage and rear deck on the Property. (1) An appeal of the Zoning Officer’s determination that section 114-12B3.A “Regulations for Areas of Steep Slopes” is applicable to the development of the Property, based on the approved and recorded subdivision plan, or in the alternative a variance from section 114-12B3.A to permit more than 40% of the total lot area to be regraded; and (2) a variance from section 114-54.A(1) “Front Yards” to permit a 30’ front yard setback rather than the required 40’.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, March 28, 2022 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038