



**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



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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Engineer

Zoning Hearing Board Notice

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 in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, February 28, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, this information is also posted on our website @springfieldmontco.org.

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. 22-01

DATE: 1/17/22

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Flourtown Swim Club
(Name of Applicant)

Of (Address) 1528 Bethlehem Pike, Flourtown, PA 19031

(Telephone No.) 267-992-8132

do hereby make application before the Springfield Township Zoning Hearing Board to request:

X 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 138,
Subsection D.3, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 1528 Bethlehem Pike, Flourtown, PA 19031

Flourtown Swim Club

Petitioner's Interest in the property is Owner/Operator

Present use of property Swim Club & Summer Camp

Springfield Township
Montgomery County
Received

JAN 17 2022

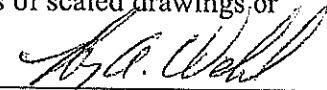
Community Development
Department

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 proposed to install a 3,200 sq. ft. pole barn with a 400 sq. ft. covered front porch to replace the tents that we use each summer to total 2,600 sq. ft. Over the last several years we have experienced several heavy storms that damaged both the tents and the materials we use. The pole building will allow use to continue to operate the Swim Club and the summer programs in a safer environment. The construction of the pole building will not increase the use of the Swim Club or increase the number of children enrolled in the summer programs.

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

Check # 4638
\$1,200.00


Applicant's Signature

Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**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.

Ray Wedd 1/17/2022

Printed Name of Applicant



Applicant's Signature and Date

Section 114-138 Non-Conforming Use

D. A lawful, nonconforming use of a portion of a building or land may be expanded within that building or land area by special exception, provided that such expansion:

- (1)** Complies with the special exception criteria contained in § **114-165** of the Code;
- (2)** Does not require any structural alterations; and
- (3)** Is no greater than 25% of the gross square footage area devoted to the nonconforming use when such use initially became nonconforming.

Notes:

1. The webpage has the use listed as starting in 1961.
2. The existing buildings on the site are listed as a total of 2,088 square feet.



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COMMISSIONERS

Baird M. Standish
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Vice President

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

December 3, 2021

Mark Penecale
Director of Planning and Zoning
Springfield Township

OFFICERS

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Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

1510 Paper Mill Rd.
Wyndmoor, PA 19038

RE: Flourtown Swim Club
LOCATION: 1528 Bethlehem Pike Flourtown, PA

Dear Mr. Penecale:

The Springfield Township Emergency Services Board at its December 1, 2021 meeting reviewed the above referenced plans (sheets 1-5), dated 9/25/16 with last revision 8/2/2021 New Club House and found no issues with the proposed plan.

If there should be any questions please feel free to contact me.

Sincerely,

Charles H. Barry
Fire Marshal for
Jim Gordon, Chairman
Springfield Township Emergency Services Board

Cc: T. Woodrow, PE
Michael Taylor, Township Manager

Flourtown Fire Company

Flourtown, PA 19031

December 20, 2021

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



**RE: FLOURTOWN SWIM CLUB
1528 BETHLEHEM PIKE
FLOURTOWN, PA**

Dear Mr. Penecale:

I am writing on behalf of the Board of Directors of the Flourtown Fire Company regarding the proposed Clubhouse project that the Flourtown Swim Club is planning to construct on the existing tennis courts within their leasehold premises located on the fire company property at the above address.

The Directors met with Ray Webb and his associates to review the proposed plans, most recently dated 8-02-2021 Revision 4 "New Club House". The Flourtown Fire Company, as owner of this property and holder of a current lease with the Flourtown Swim Club, has no objections to this proposal and supports it with the understanding that it satisfies the Land Development and Zoning requirements of Springfield Township.

Should any questions remain, or if more information is required, please contact either David Scott, Chairman of the Flourtown Fire Company Board of Directors, or myself.

Respectfully

A handwritten signature in cursive script, appearing to read "Albert M. Comly, Jr.".

Albert M. Comly, Jr.
Recording Secretary

cc: Ray Webb (Flourtown Swim Club), David Scott (FFCo), Directors File



The Township of Springfield

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Timothy P. Woodrow, PE
Engineer

Mr. Raymond Webb
Flourtown Swim Club
Post Office Box 155
Flourtown, PA 19031

January 7, 2022

Re: Land Development Application for Flourtown Swim Club located at 1528 Bethlehem Pike, Flourtown, PA 19031.

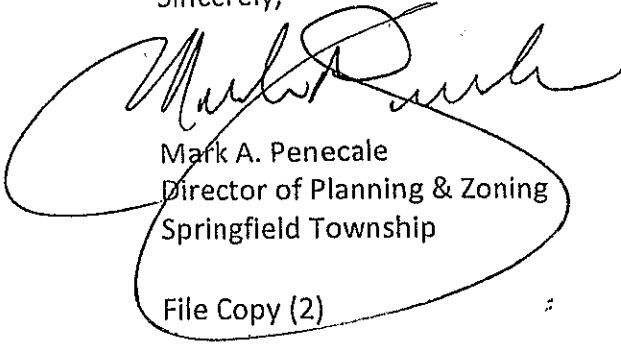
Dear Mr. Webb,

This letter is sent to inform you that I am unable to move forward with the review of the Land Development Application you filed for the construction of a 3,200 square foot Clubhouse with an additional 2,176 square foot porch at Flourtown Swim Club. The reason this application cannot move forward at this time is due to the proposed new building being viewed as an expansion of the existing non-conforming use of the site. As you may be aware, the property located at 1528 Bethlehem Pike is zoned within the B-2 Business District. The use of the property as a swim club and for summer camps is not a use-by-right. Therefore, any proposed expansion of those non-conforming uses would require Zoning Hearing Board approval.

It is my understanding that the proposed new Clubhouse building will replace the need for the yearly installation of tents to support the swim club and summer camp activities. However, the proposed Clubhouse, with the porch addition are more than twice the size of the tents that have been installed in the past. In addition, a floor plan of the layout of the proposed new Clubhouse has not been submitted for review. Therefore, prior to moving forward with the Land Development review, you are required to obtain the needed Zoning Hearing Board approval for this expansion. Section 114-138 of the Springfield Township Zoning Ordinance regulates expansion of non-conforming uses.

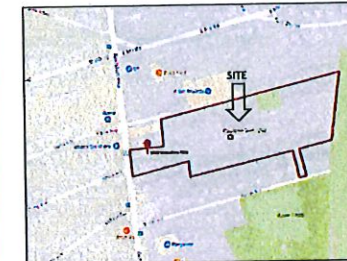
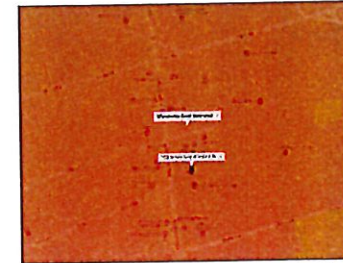
The plans that you have submitted with the Land Development application can be used in the submission of a Zoning Hearing Board Application. I have attached a Zoning Hearing Board Application for your review and use and ask that you contact me once you have reviewed the contents of this letter.

Sincerely,



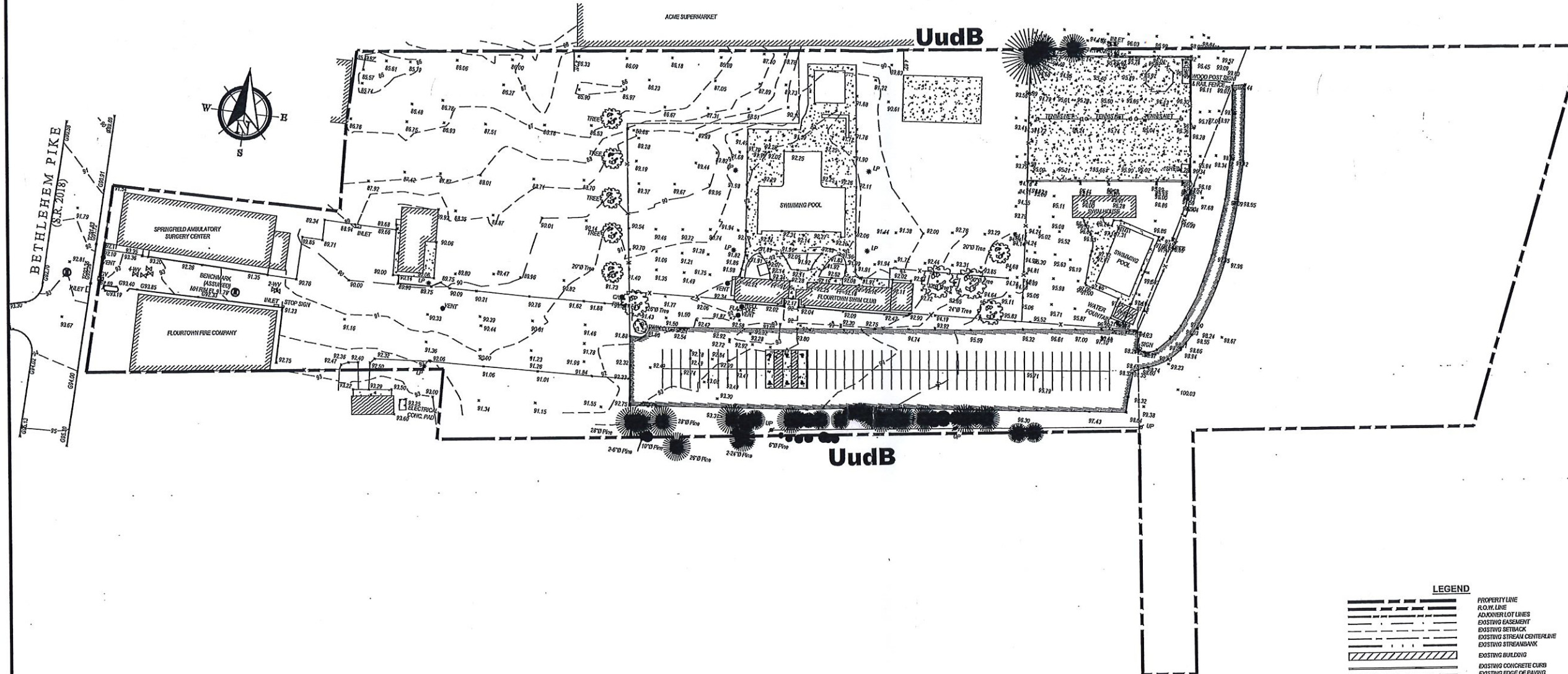
Mark A. Penecale
Director of Planning & Zoning
Springfield Township

File Copy (2)



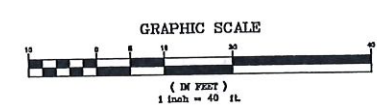
- NOTES:**
1. Boundary Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS).
 2. Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance.
 3. Refer to the City Plan of Philadelphia and Deed of Record dated Title Report.
 4. A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 5. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 6. Plan prepared in accordance with the instructions of Lance Krasner.
 7. Unattached boundary sheets shall be referred to the City District Surveyor and Registrar.
 8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 9. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.

AMBRIC TECHNOLOGY CORPORATION
 Consulting Engineers and Surveyors
 100 Pine Street
 Colwyn, PA 19033
 (phone) 215-978-4930/484-257-0010
 (fax) 215-978-4902/484-257-0016



LEGEND

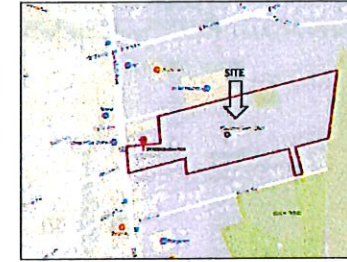
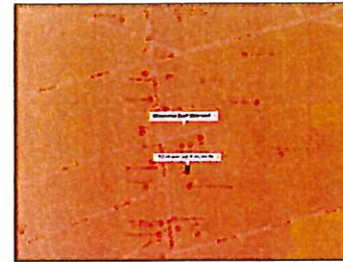
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FLOURTOWN SWIM CLUB 1528 BETHLEHEM PIKE Flourtown, PA 19031		PROJECT:	PLAN MADE FOR:
FLOURTOWN SWIM CLUB 1528 BETHLEHEM PIKE Flourtown, PA 19031			
REV.	DATE	REVISION	
1	02/29/2018	REV PER CLIENT CHANGES	
2	4/20/2018	REV PER CLIENT CHANGES	
3	02/29/2018	REV PER PRELIMINARY MEETINGS	
4	08/20/2018	NEW CLUB HOUSE	
5			
6			
7			
8			
9			
10			
SHEET TITLE: EXISTING FEATURES PLAN		SHEET NO. 1	
SCALE: 1" = 40' PROJ. No: 10461-ENG-17		DATE: 09/25/2018	



ACME SUPERMARKET



- NOTES:
1. Boundary Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS). Other dimensions are as per US Standard.
 2. Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance.
 3. Refer to the City Plan of Philadelphia and Deed of Record dated Title Report.
 4. A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 5. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 6. Plan prepared in accordance with the instructions of Lance Krusem.
 7. Unresolved boundary disputes shall be referred to the City District Surveyor and Registrar.
 8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 9. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.

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 Consulting Engineers and Surveyors
 100 Pine Street
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 (phone) 215-928-8930/484-257-0010
 (fax) 215-928-8930/484-257-0016

FLOURTOWN SWIM CLUB
 1528 BETHLEHEM PIKE
 Flourtown, PA 19031

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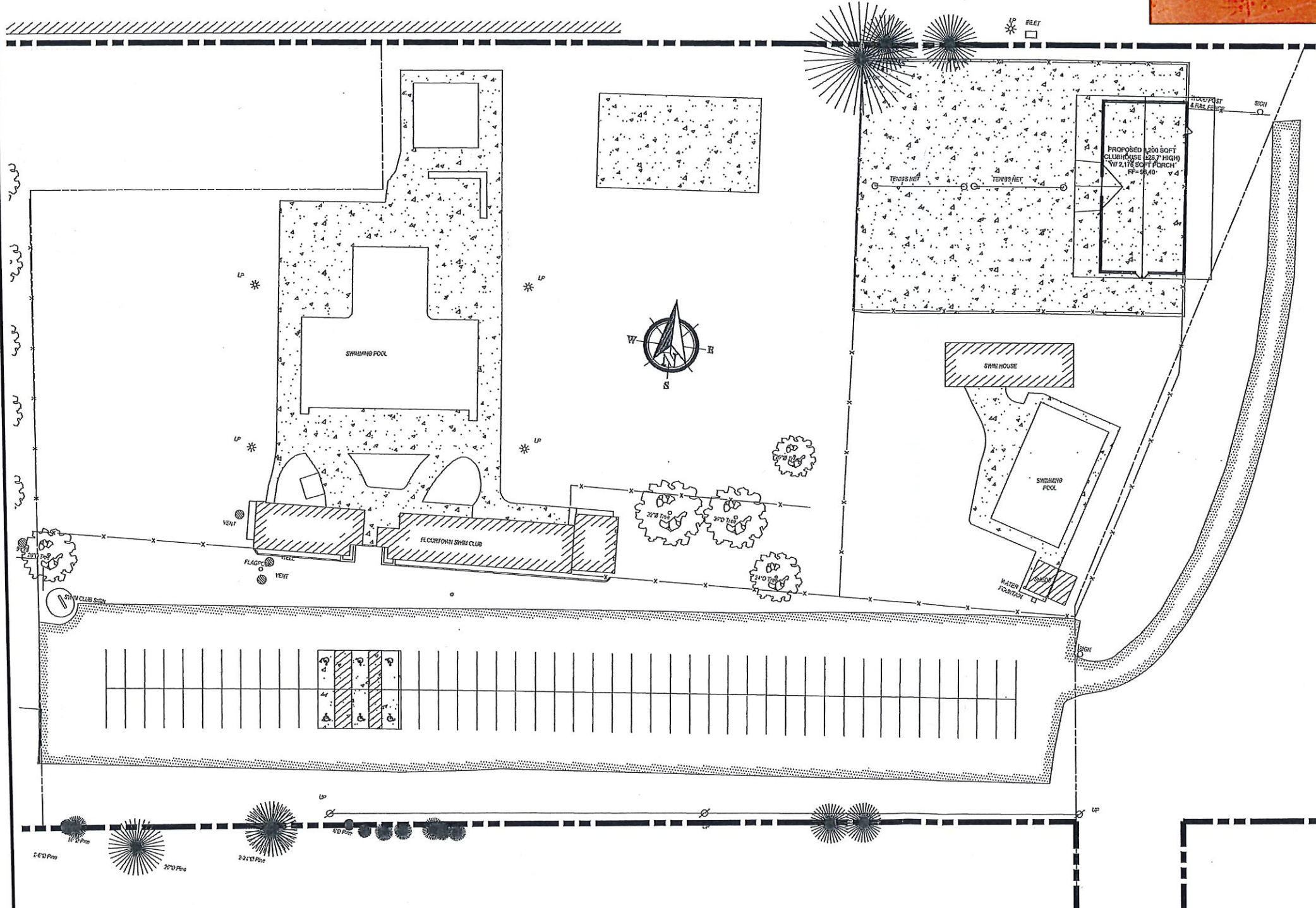
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2	11/02/2016	REV PER CLIENT CHANGES
3	11/29/2016	REV PER PRECIST. MEETING
4	12/22/2016	NEW CLUB HOUSE
5		
6		
7		
8		
9		

DESIGNED: MAF
 DRAWN: MAF/APS
 CHECKED: JGMMK
 APPROVED: JGMMK
 Michael A. Fina, P.E. PE084603

SHEET TITLE:
 SITE PLAN

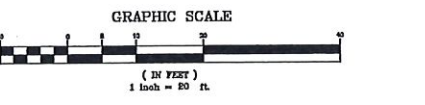
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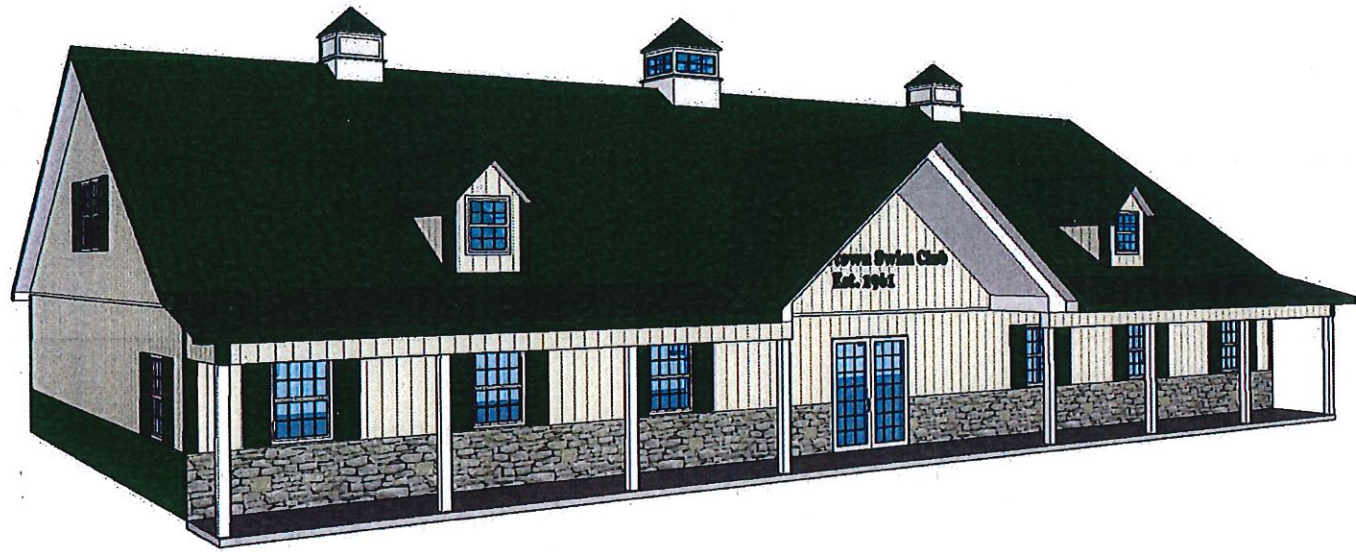
SHEET NO. **2**



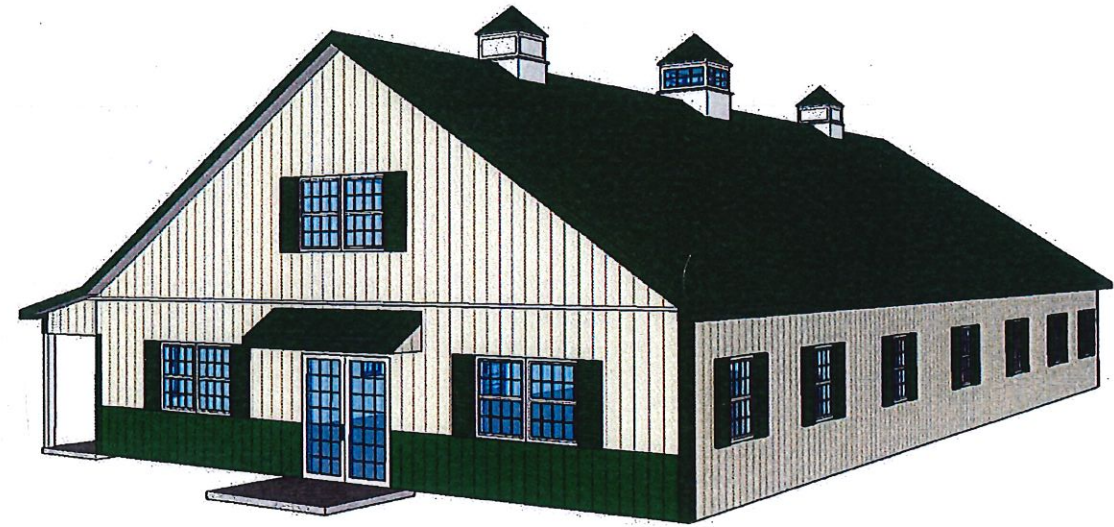
LEGEND

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[Symbol]	PROPOSED SIGN POST
[Symbol]	PROPOSED WHEEL STOP
[Symbol]	PROPOSED CLEANOUT
[Symbol]	PROPOSED CURB STOP
[Symbol]	PROPOSED FRESH AIR INTAKE
[Symbol]	FISHED FLOOR ELEVATION
[Symbol]	PROPOSED TREE
[Symbol]	PROPOSED LANDSCAPE AREAS
[Symbol]	PROPOSED POROUS PAVING
[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	PROPOSED PERVIOUS PAVERS
[Symbol]	PROPOSED IMPERVIOUS AREAS
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED UNDERGROUND BASIN

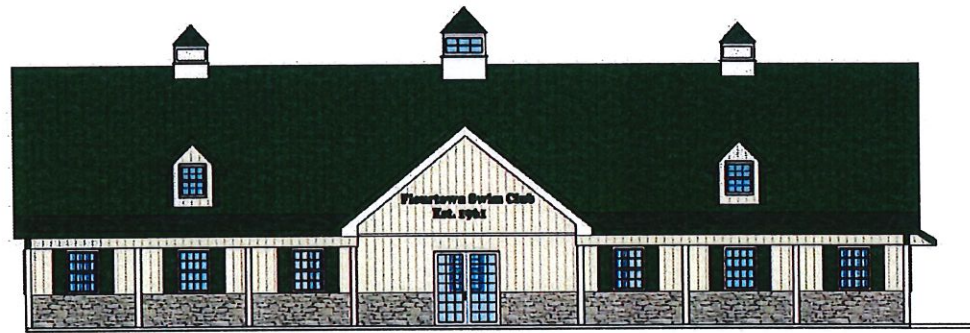




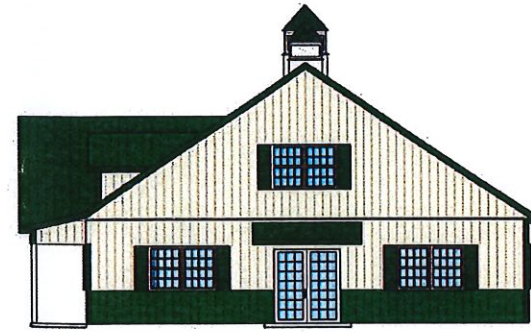
1 FRONT



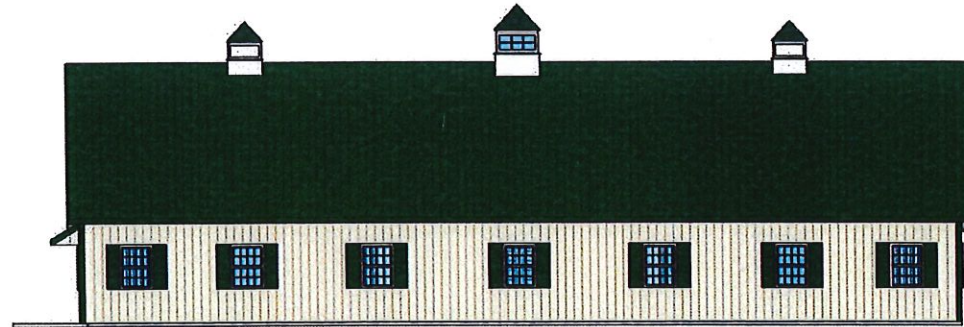
2 REAR



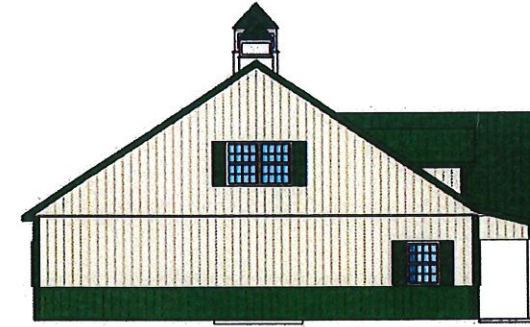
3 FRONT



4 RIGHT



5 REAR



6 LEFT



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

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 in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, February 28, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, this information is also posted on our website @springfieldmontco.org.

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

1/28/02

NO. 22-07

DATE: _____

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Nauldy Henry

(Name of Applicant)

Of (Address) 8306 Cobden Road, Laverock, PA 19038

(Telephone No.) 215-740-5970

do hereby make application before the Springfield Township Zoning Hearing Board to request:

_____ An **appeal** from the decision of the Zoning/Building Official.

_____ A **special exception** as provided for in Article _____, Section _____,
Subsection _____, of the Springfield Township Zoning Code.

A **variance** from the requirements set forth in Article 114, Section 131,
Subsection B, of the Springfield Township Zoning Code. (2) (b) & (2) (c)

_____ Other (please specify) _____

The property concerned is located at 8306 Cobden Road, Laverock, 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.

Variance is for the reconstruction and enlargement of an existing non-conforming accessory structure (carport) which was damaged beyond repair during a severe weather event. The expansion of the carport is required as Mr. Henry has a physical disability which makes it very difficult to park in a smaller carport, particularly in bad weather. The expansion is on the opposite side from the neighbor's entry area and the neighbor does not object. It is not possible to locate a reasonably sized carport anywhere else on the site.

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

Check # 1025
\$500.00

Nauley Henry
Applicant's Signature

Nauley Henry
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

Springfield Township
Montgomery County
Received

JAN 28 2022

Community Development
Department

**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.

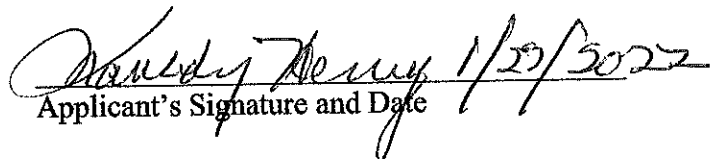
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

Nauldy Henry

Printed Name of Applicant


Applicant's Signature and Date 1/29/2022

Section 114-131 Yard Encroachment

Side yards.

(1) No building and no part of a building shall be erected within or shall project into the required side yard, except:

(a) Cornices, eaves, gutters or chimneys projecting not more than 18 inches.

(b) Steps.

[Amended 11-10-1993 by Ord. No. 797]

(2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:

[Amended 5-9-1984 by Ord. No. 724]

(a) Entirely separated from the main building.

(b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.

(c) Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.

(d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
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

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



This Indenture Made the 19TH day of

MAY in the year of our Lord one thousand nine hundred and ninety-two (19 92)

Between

PERRY E. JOHNSON BNDHIS ATTORNEY IN FACT LINDA R. MC BRIDE
LILLIAN M. JOHNSON, HIS WIFE

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

NAULDY W. HENRY AND MAISIE W. HENRY, HIS WIFE

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

Witnesseth That the said Grantors

for and in consideration of the sum of

ONE HUNDRED SIXTY TWO THOUSAND-----00/100 (\$162,000.00) 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 their heirs and assigns, AS TENANTS BY THE ENTIRETIES

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

SITUATE in Springfield Township, Montgomery County, Pennsylvania described according to a Survey and Plan made of Laverock Manor, Section No. 4, made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania on May 29, 1957, and revised March 19, 1958, as follows, to wit:

BEGINNING at a point on the Southwest side of Cobden Road (Fifty feet wide) which point is measured South fifty-two degrees fifty-three minutes East one hundred five feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven hundredths feet from a point on the Southeast side of Laverock Lane (Fifty feet wide).

CONTAINING in front or breadth on said Cobden Road one hundred feet and extending of that width in length or depth Southwest between parallel lines at right angles to the said Cobden Road two hundred fifty feet.

BEING Lot No. 53 Cobden Road.

BEING 8306 Cobden Road.

BEING ASSESSMENT PARCEL NUMBER 52-00-04141-00-1.

BOOK 5009 PAGE 1784

REALLY TRANS TAX PAID
STATE 1,620.00
LOCAL 1,620.00
PER M

92 JUN 12 PM 12

38074



BEING the same premises which Donald H. Spivack and Thelma B. Spivack, his wife by Indenture bearing date the 20th day of December A.D., 1982 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 27th day of December A.D., 1982 in Deed Book 4698 page 925 & c., granted and conveyed unto Perry E. Johnson and Lillian M. Johnson, his wife their Heirs and Assigns in fee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-04141-00-1 SPRINGFIELD *SP*
8306 COBDEN RD
JOHNSON PERRY E & LILLIAN M *See*
B 066 U 044 L 53 1101 DATE: 06/12/92

#9041	
SPRINGFIELD TWP	1620.00
STATE STAMP	1620.00
CHECK	3240.00
ITEM 2	
06-12-92 FRI #1	CASH-01 8072 131387

BOOK 5009 PAGE 1785



Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

they 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 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, their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part hereunto set

their hands and seals. Dated the day and year first above written.

P/A BK 186 Pg 2365

Sealed and Delivered
IN THE PRESENCE OF US:

Lillian M. Johnson

Perry Johnson by Linda K. McBride
PERRY T. JOHNSON BY LINDA K. MC BRIDE ATTY-IN-FACT
Lillian M. Johnson
LILLIAN M. JOHNSON



BOOK 5009 PAGE 1786



Commonwealth of Pennsylvania
County of MONTGOMERY

NS

On this, the 19TH day of MAY, 1992, before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the _____
the undersigned Officer,

personally appeared LINDA R. MC BRIDE ATTORNEY IN FACT FOR PERRY E. JOHNSON AND
LILLIAN M. JOHNSON, HIS WIFE
known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within
instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

William L. Hill
BT# 38074 Notary Public

NOTARIAL SEAL
WILLIAM L. HILL, Notary Public
Baltimore, Elks County
My Commission Expires Dec. 31, 1994

DEED.

PERRY E. JOHNSON BY HIS ATTORNEY IN
FACT LINDA R. MC BRIDE AND
LILLIAN M. JOHNSON, HIS WIFE

-TO-

NAULDY W. HENRY AND
MAISIE W. HENRY, HIS WIFE

PREMISES:
8306 CORDEN ROAD
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PA

7525
John C. Clark Co., Phila. 1988

BROKERS ABSTRACT & SEARCH CO.
246 JACKSONVILLE RD.
WYLAND, PA 19874
(215) 674-8800



Margaret B. Beckenbach

RECORD AND RETURN
ALL DOCUMENTS TO
BROKERS ABSTRACT AND
SEARCH COMPANY
246 JACKSONVILLE ROAD
WYLAND, PA 19874
(215) 674-8800

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PENNA.

- REGISTERED -
DATE 5/2/92 NO. 001418

Paul A. Bricker
Treasurer

The address of the above-named Grantee

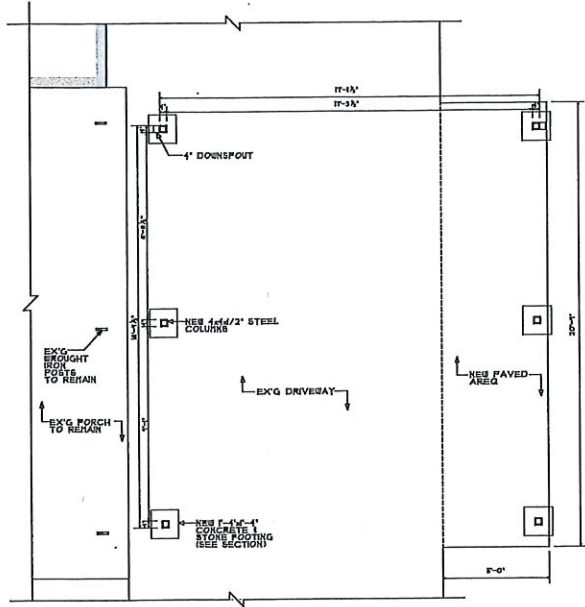
is *8306 Corden Road*
Springfield, Pa.

On behalf of the Grantee

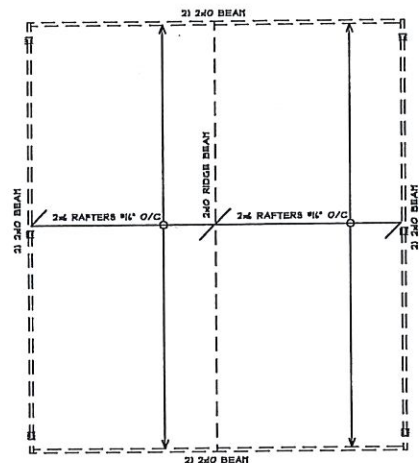
William L. Hill

BOOK 5009 PAGE 1787

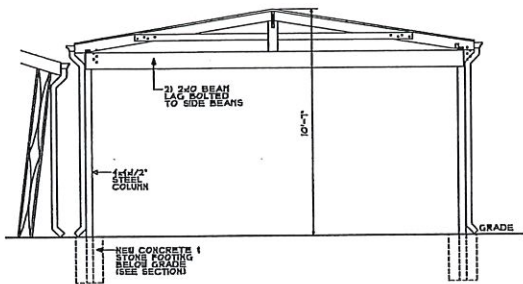




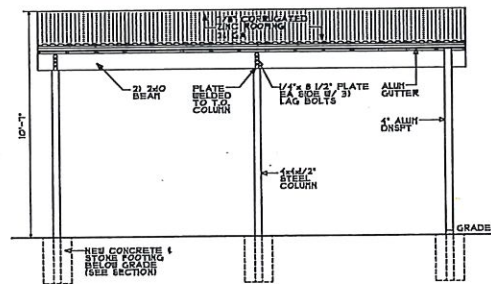
PROPOSED CARPORT PLAN
SCALE: 1/4" = 1'-0"



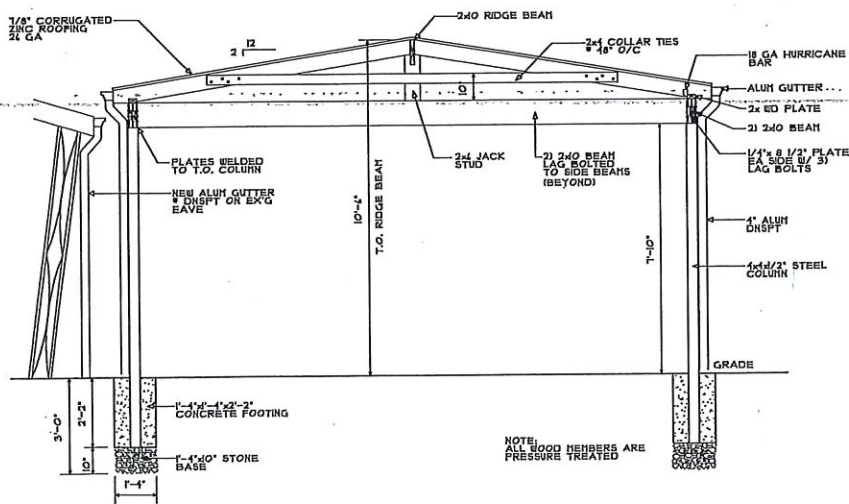
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



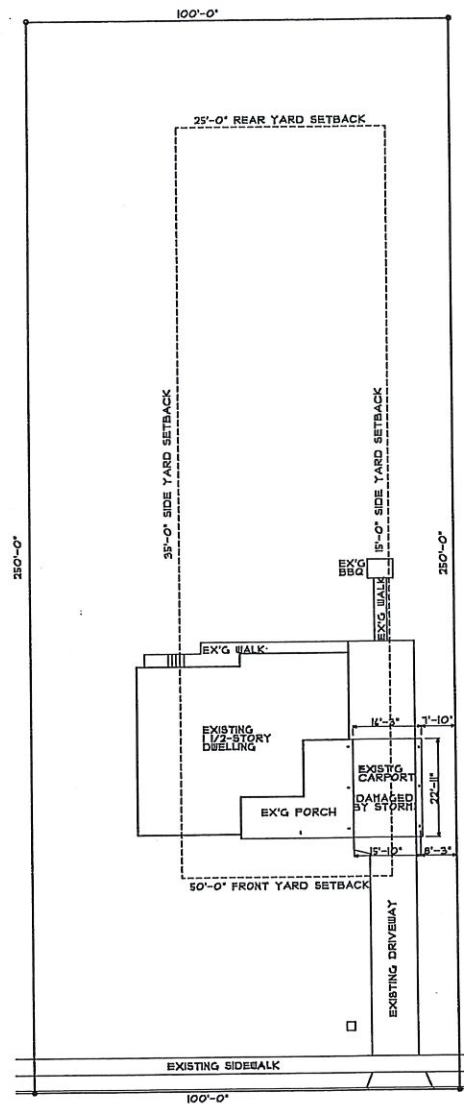
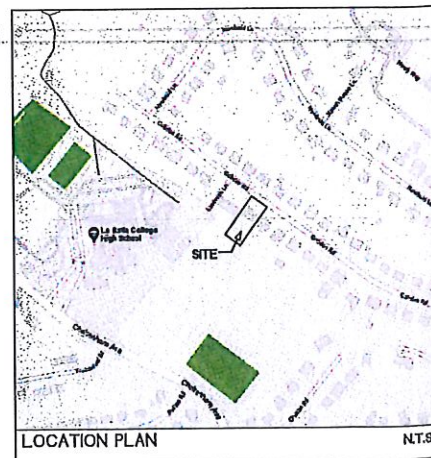
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



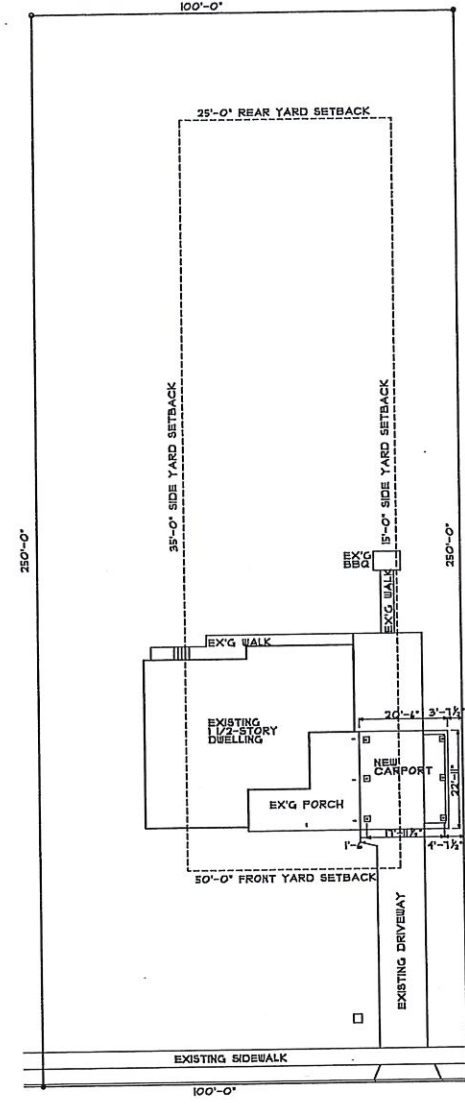
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SECTION I
SCALE: 3/8" = 1'-0"

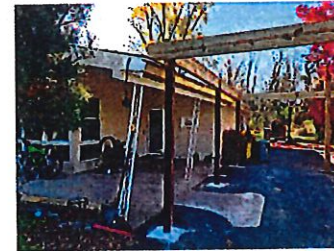


EXISTING SITE PLAN
SCALE: 1"=20'-0"



PROPOSED SITE PLAN
SCALE: 1"=20'-0"

ZONING DISTRICT AA RESIDENTIAL SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF, 100'	25000 SF	NO CHANGE
PERVIOUS COVERAGE	8.1% (MIN 10%)	4.0% (MIN 10%)	4.3% (MIN 10%)
BUILDING COVERAGE	3100 SF, 85% MAX	2400 SF, 80.0%	2544 SF, 10.3%
MAX HEIGHT	10'-0"	10'-0"	NO CHANGE
MIN LOT WIDTH	100'-0"	100'-0"	NO CHANGE
FRONT YARD	5'-0" MIN	5'-0"	NO CHANGE
SIDE YARD	5'-0" MIN, 50' AGG.	5'-0"	NO CHANGE
REAR YARD	25' MIN	11'-1"	NO CHANGE



Seal:

Lance R. Kraemer Associates expressly reserves its common law copyright and other property rights in these documents. These drawings are not to be reproduced, nor are they to be assigned to any third party, without the prior written authorization of Lance R. Kraemer Associates.

Consultants:
MEP Engineer:

Structural Engineer:

Interior designer:

Revisions:

Date	Comments	By



LANCE R. KRAEMER ASSOCIATES
Architecture - Interiors - Design Consulting
750 Forrest Avenue
Rydal, Pennsylvania 19046

tel. (215) 576 - 6939
www.lrkassoc.com

Project Information:
Project No. 2140
Proposed Carport Addition
8306 Cobden Road
Laverock, PA 19038

Client:
Mr. and Mrs. Nouldy Henry
8306 Cobden Road
Laverock, PA 19038

Sheet Title
Site Plans, Location Plan, Proposed Plan, Elevations, Section

Sheet:
A1

Date:
4 January 2022



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

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a hearing as required by the Township's Zoning Ordinance. This hearing will be held in the Boardroom of the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038, on **Monday, February 28, 2022** at 7:00 p.m. at which time a public hearing will commence on the following application:

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'.

The public is invited to attend and be heard. A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, this information is also posted on our website @springfieldmontco.org.

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

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

NO. 22-03

DATE: 1/28/2022

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We William R. Murphy and Cathy R. Murphy
(Name of Applicant)

Of (Address) 2106 Carolton Way, Flourtown, PA 19031

(Telephone No.) 215-836-0411

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 V, Section 54,
Subsection A(1), of the Springfield Township Zoning Code. X11B 12 B3
A

Other (please specify) _____

The property concerned is located at Carolton Way; tax parcel no. 52-00-03025-01-9

Block 48A, Unit 27

Petitioner's Interest in the property is legal owner

Present use of property vacant lot

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

check # 249
\$500.00

Cathy Rosita Lynch
Applicant's Signature

Cathy Rosita Lynch
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.

Cathy Rosato Murphy & William J Murphy

Printed Name of Applicant

Cathy Rosato Murphy

Applicant's Signature and Date

WJ Murphy 1/26/21

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD
ADDENDUM TO PETITION**

Petitioners/Owners: William J. Murphy and Cathy R. Murphy
2106 Carolton Way
Flourtown, PA 19031

Property: Carolton Way
TPN: 52-00-03025-01-9
Block 48A, Unit 27

Requested Relief: 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.

2. A variance from section 114-54.A(1) "Front yards".

To permit a 30' front yard setback rather than the required 40'.

INTRODUCTION

This petition proposes the construction of single family dwelling with attached garage and deck, which is permitted by right in the A Residential District, on an approved subdivided lot.

Petitioners/Owners William J. Murphy and Cathy R. Murphy ("Landowners") are the legal owners of a vacant parcel of land located on Carolton Way, Springfield Township ("Township"), Pennsylvania, and identified as Montgomery County tax parcel number 52-00-03025-01-9 ("Property").

Unique physical conditions of the Property include its irregular shape, slope areas, and a 17.25' wide portion of a PECO easement traversing the entire length of the eastern side of the Property. The Property is zoned A Residential District, comprises 12,671 square feet, and is vacant.

RECORDED SUBDIVISION PLAN

The Property is a Township approved subdivided lot. A copy of the approved recorded subdivision plan prepared by Pahutski Land Surveying dated January 2, 2001, consisting of sheets 1 and 2 of 2 is attached as Exhibit A ("Subdivision Plan"). Note 5 on sheet 1 of the Subdivision Plan states that slopes along the frontage of the Property are man-made and were created by the construction of Carolton Way. Note 5 refers to sheet 2 of the Subdivision Plan which states that the average slope of the Property prior to the construction of Carolton Way was 6.8% but that after the construction of Carolton Way, which resulted in the placing of man-made slopes on the Property, the average slope of the Property increased to an estimated 11.8%. Note 5 states that because the increase in average slope area resulted from the man-made slopes caused by the construction of Carolton Way, the Property was not required to add lot area per the Code (section 114-12B3.A).

PROPOSED DEVELOPMENT AND ZONING OFFICER'S DETERMINATION

Landowner proposes the construction of a single family dwelling with attached garage and rear deck. A single family dwelling use is permitted by right in the A Residential District, and the proposed development meets all of the dimensional and bulk

criteria of the Zoning Ordinance, including building area, except for the front yard setback for which Landowner requests a variance.

Based upon the approved and recorded Subdivision Plan, Landowners assert that Zoning Ordinance section 114-12B3.A is not applicable to the proposed development because that section applies to lots that have an average slope of at least 10%. As stated on the approved and recorded Subdivision Plan the Property had an average slope of 6.8% but because of the construction of Carlton Way causing additional man-made slopes on the Property, the average slope was increased to an estimated 11.8%. [Updated calculations confirm that the average slope was increased to 11%, not the estimated 11.8%, as shown on the Zoning Plan that is included with this application submission.] Zoning Ordinance section 114-12B3.A requires a lot with between 10% and 15% average slope to be increased in lot area by a factor of 1.3. Note 5 specifically states that the subdivision was not required to comply with that zoning provision and that additional lot area was not required.

Zoning Ordinance section 114-12B3.A also provides that for a lot having an average slope between 10% and 15%, no more than 40% of the total lot area shall be regraded and/or stripped of vegetation. Again, but for the man-made slopes placed on the Property from the construction of Carlton Way the Property has an average slope of 6.8% which does not meet the threshold of 10% required for Zoning Ordinance section 114-12B3.A to be applicable, which is consistent with Note 5 on the approved recorded Subdivision Plan. The Zoning Officer in his email dated January 21, 2022 made a determination to the contrary, attached as Exhibit B ("Zoning Officer's Determination"), and thus Landowners appeal the Zoning Officer's Determination.

REQUESTED RELIEF

Landowners appeal the Zoning Officer's Determination and request the variances, as outlined above, from the Springfield Township Zoning Ordinance ("Zoning Ordinance") to permit construction of a single-family dwelling with attached garage and rear deck at the Property.

Landowners are entitled to the requested zoning relief for the following reasons:

(1) When the Subdivision Plan was approved and recorded in 2001, Zoning Ordinance section 114-12B3.A was determined not to be applicable because the average slope on the Property was increased due to the construction of Carlton Way causing placement of additional man-made slopes on the Property. For Zoning Ordinance Section 114-12B3.A to be applicable, a threshold of 10% average slope must be met. Per the approved recorded Subdivision Plan, the Property, without the additional man-made slopes from the construction of Carlton Way has an average slope of 6.8%, thus not meeting the 10% threshold required for Zoning Ordinance section 114-12B3.A to be applicable. Landowners appeal of the Zoning Officer's Determination that the 40% limitation on lot regrading is applicable, must be granted.

(2) In the alternative, if it is determined that the provision of Zoning Ordinance section 114-12B3.A limiting regrading of the Property to 40% is applicable, Landowners request a variance from this provision. Compliance with the Zoning Ordinance requirement limiting regrading of the Property to 40% renders the Property unbuildable. The building envelope would only be approximately 650 square feet. Landowners proposed development meets all of the bulk and dimensional requirements of the Zoning

Ordinance, including building area, except for front yard setback for which a variance is requested.

(3) As stated above, the Property has unique physical conditions, including an irregular shape, in part caused by the curvature of Carolton Way, slope areas, and the PECO easement traversing the Property. These unique physical conditions limit the available building area necessitating the variance request to allow a 30' front yard setback rather than the required 40' front yard setback. Only a small portion of the proposed development is within the 40' yard setback.

(4) There will be no adverse impact on the community and the requested variances, if granted, will not alter the essential character of the neighborhood nor will such variances substantially or permanently impair the appropriate use or development of adjacent parcels. The single family dwelling directly across Carolton Way from the Property has a 30' front yard setback.

(5) The variances requested represent the minimum variances that will afford relief and represent the least modification possible of the regulations in issue.

(6) The variances requested meet the standards set forth in section 910.2(a) the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10910.2(a) and section 114-165.A and B. "Special exceptions and variances" of the Zoning Ordinance.

EXHIBIT “A”

020042

②
15.00
15.00
5.00
2.00

DEED

This Indenture made the 15th day of SEPTEMBER in the year of our Lord, two thousand and one (2001)

Between, Thomas Rosato and Catherine P. Rosato, husband and wife (hereinafter called the Grantors) parties of one part,

AND

William Murphy and Cathy Rosato Murphy, husband and wife (hereinafter called the Grantees) parties of the other part,

WITNESSETH that the said Grantors for and in consideration of the sum of One and 00/100 (\$1.00) Dollar, 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 thereof, 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, their heirs and assigns, as tenants by the entireties.

"SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION"

REGISTERED

9/28/01
75.00
29

BEING known as Lot No. 2 on said Plan.

BEING COUNTY PARCEL NO. 52-00-03025-019 (N.)

BEING PART OF THE SAME PREMISES WHICH Ronald E. Hurst and Catherine T. Hurst, his wife, by deed dated August 10, 1981 and recorded December 1, 1981 in the office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4669, Page 1032, granted and conveyed unto Thomas Rosato and Catherine P. Rosato, husband and wife, in fee.

ALSO BEING PART OF THE SAME PREMISES WHICH William Murphy and Cathy Rosato Murphy, husband and wife, by deed dated _____ and recorded even date herewith in the office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania, granted and conveyed unto Thomas Rosato and Catherine P. Rosato, husband and wife, in fee.

REALTY TRANS. TAX PAID	
STATE	-0-
LOCAL	-0-
PER	llr

01 SEP 28 AM 9:51

PAHUTSKI LAND SURVEYING
Professional Land Surveyor
500 BRADFORD ROAD
ORELAND, PA 19075-2411
(215) 233-3822



2 July 2001

Description of Property

For

LOT #2

Springfield Township, Montgomery County
Pennsylvania

All that certain lot or parcel of land, situated in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Thomas & Catherine Rosato and William & Cathy Murphy dated 2 January 2001 and last revised 6 June 2001 as prepared by Pahutski Land Surveying.

Beginning at a point on the southwesterly side of Carolton Way (50 feet wide), said point being 103.86 feet measured along the southwesterly side of Carolton Way South 20 degrees 56 minutes East from a Pin set at a point of tangent, said last mentioned point being at the arc distance of 14.07 feet measured along the same along the arc of a circle curving to the right having a radius of 15.00 feet from a point of curve, said last mentioned point being 2.90 feet measured along the same South 20 degrees 56 minutes East from a Pin found on the southerly side of Sunnybrook Avenue (50 feet wide); Thence from said **POINT OF BEGINNING** along the southwesterly side of Carolton Way, South 20 degrees 56 minutes East 4.00 feet to a Pin set at a point of curve; Thence along the same, along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 106.86 feet to a point, a corner; Thence along lands of Lot #3 and in and through a certain 50 feet wide Peco Easement as shown on said plan, South 54 degrees 04 minutes West 169.93 feet to a point, a corner; Thence along lands now or formerly of Federal Realty Investment Trust; North 53 degrees 12 minutes West 18.06 feet to a Pin set in a large Pipe found, a corner; Thence along lands now or formerly of George P., Jr. and Elizabeth L. Thomas, North 54 degrees 04 minutes East 73.90 feet to a Pin set, a corner; Thence along the same, North 20 degrees 56 minutes West 119.00 feet to a point, a corner, Thence along lands of Lot #1, North 69 degrees 04 minutes East 87.28 feet to the first mentioned point and place of beginning.

Containing 12,671 square feet being the same more or less.

Being Lot #2 on the above referenced plan.

THIS IS A TRANSFER FROM PARENTS TO DAUGHTER AND HUSBAND AND IS THEREFORE TRANSFER TAX EXEMPT.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim, and demand whatsoever of the 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 herein with the buildings and improvements thereon erected, the 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, their successors, heirs, executors and administrators do covenant, promise and agree to and with the said Grantees, their heirs and assigns by these presents, that the said Grantors, their heirs and successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, their heirs and assigns against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will WARRANT and forever DEFEND.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA

- REGISTERED -

DATE 9/27/01 NO.

Mark Ewald
TOWNSHIP ENGINEER

IN WITNESS WHEREOF the undersigned Grantors have executed this Deed the Day and year first above written.

WITNESS:

Thomas Rosato
Thomas Rosato
(SEAL)

Catherine P. Rosato
Catherine P. Rosato
(SEAL)

COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 25th day of SEPTEMBER, 2001, before me a Notary Public, the undersigned officer personally appeared Thomas Rosato and Catherine P. Rosato, 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 THEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

John A. Novarina
Notary Public

Notarial Seal
John A. Novarina, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires May 23, 2005
Member, Pennsylvania Association of Notaries

DEED

Thomas Rosato and Catherine P. Rosato

TO

William Murphy and Cathy Rosato Murphy

The residence of the within-named grantee is:

2106 CAROLTON WAY
FLOUR TOWN, PA 19031

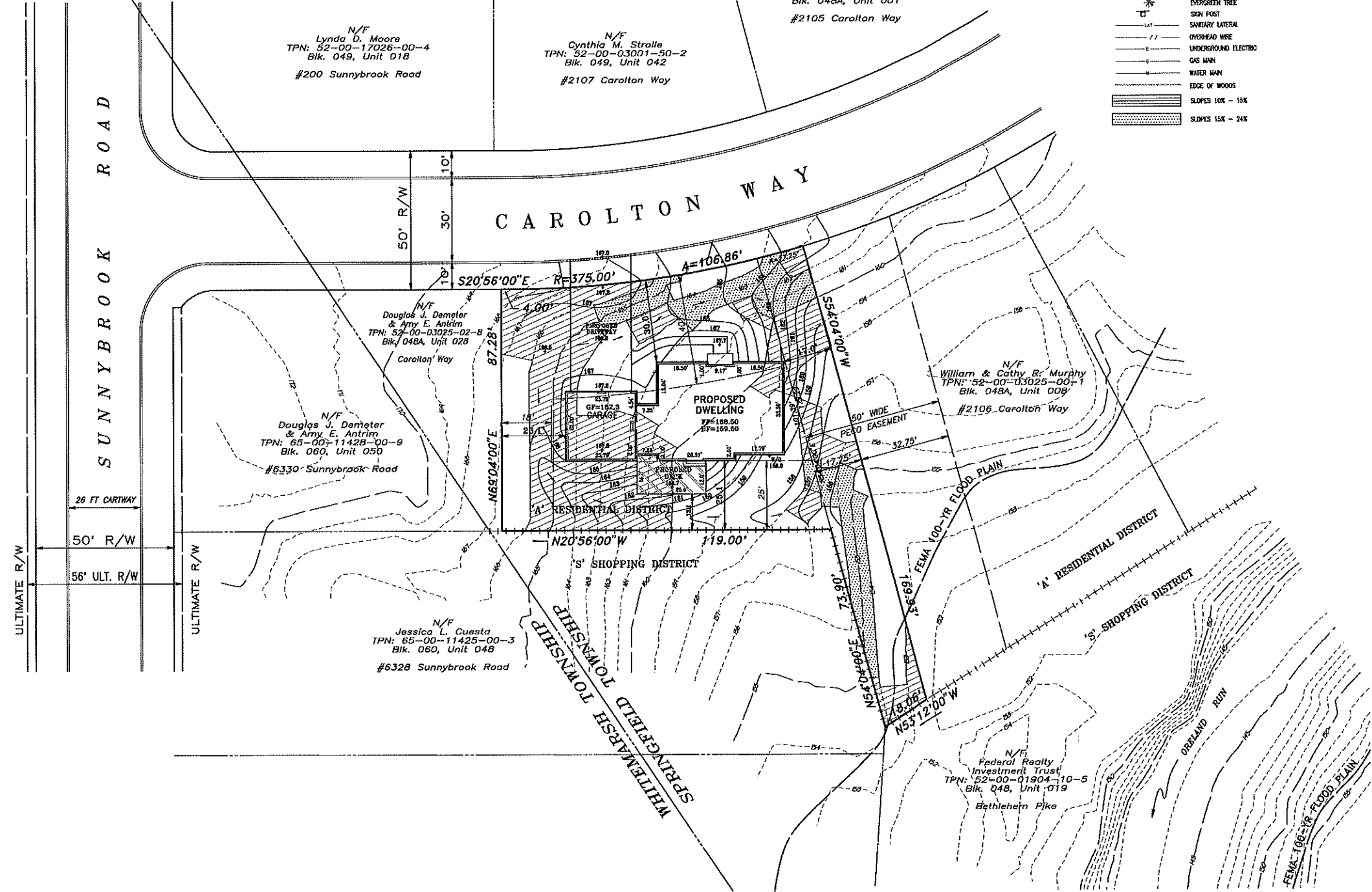
Dallys Settlement Services
725 Skippack Pike, Suite 340
Blue Bell, PA 19422
(215)646-3400

A faint circular stamp is visible on the left side of the lower section, partially overlapping a handwritten signature. The signature appears to be "Dallys Settlement Services" written in cursive.

EXHIBIT “B”



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1774. ANY WORKER MUST BE LOCATED DIRECTLY IN THE CALL. REQUIRES THREE BUSINESS DAYS NOTICE TO ORDER BEFORE DIGGING. ONLY EAST OF CENTERLINE.



ULTIMATE R/W
56' ULT. R/W
50' R/W
26 FT CARTWAY

N/F
Lynda D. Moore
TPN: 52-00-17026-00-4
Blk. 049, Unit 018
#200 Sunnybrook Road

N/F
Cynthia M. Strolle
TPN: 52-00-03001-50-2
Blk. 049, Unit 042
#2107 Carolton Way

N/F
Kevin F. McGovern
& Leslie Irey Sauter
TPN: 52-00-03001-00-7
Blk. 048A, Unit 001
#2105 Carolton Way

N/F
Douglas J. Demeter
& Amy E. Antrim
TPN: 52-00-03025-02-B
Blk. 048A, Unit 028
Carolton Way

N/F
Douglas J. Demeter
& Amy E. Antrim
TPN: 65-00-11428-00-9
Blk. 060, Unit 050
#6330 Sunnybrook Road

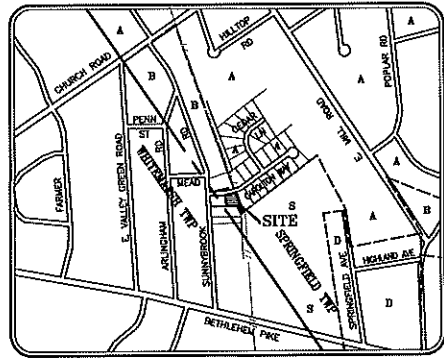
N/F
Jessica L. Cuesta
TPN: 65-00-11425-00-3
Blk. 060, Unit 048
#6328 Sunnybrook Road

N/F
William & Cathy R. Murphy
TPN: 52-00-03025-00-1
Blk. 048A, Unit 009
#2106 Carolton Way

N/F
Federal Realty
Investment Trust
TPN: 52-00-01904-10-5
Blk. 048, Unit 019
Bathlehem Pike

LEGEND

EXISTING		PROPOSED	
---385---	CONTOUR LINE	---385---	CONTOUR LINE
+ 354.2	FLOOR ELEVATION	+ 354.2	FLOOR ELEVATION
+ 354.2	SPOT ELEVATION	+ 354.2	SPOT ELEVATION
---385---	FIRE HYDRANT		
---385---	UTILITY POLE		
o	GAS VALVE		
o	WATER VALVE		
o	SEWER CLEAN OUT		
o	WATER CURB STOP		
o	STORM SEWER w/ INLET		
o	DECIDUOUS TREE		
o	EVERGREEN TREE		
o	SIGN POST		
---	SANITARY LATERAL		
---	OVERHEAD WIRE		
---	UNDERGROUND ELECTRIC		
---	GAS MAIN		
---	WATER MAIN		
---	EDGE OF WOODS		
---	SLOPES 10% - 15%		
---	SLOPES 15% - 24%		



LOCATION MAP
SCALE: 1" = 800'

ZONING: 'A' RESIDENTIAL DISTRICT

LOT USE:	Z.O. SEC. No.	REQUIRED	PROPOSED
	114-51.A.	Single-Family Detached	Single-Family Detached
LOT AREA, Min.	114-52.A.	12,500 S.F.	12,671 S.F.
BUILDING AREA, Max.	114-52.B.	20 %	2,373 S.F./18.8 %
LOT WIDTH, Min.	114-53.	75 FT.	106.88 FT.
BUILDING SETBACKS:			
FRONT YARD, Min.	114-54.A.(1)	40 FT.	30.0 FT.
SIDE YARD, Min.	114-54.B.(1)	12 FT./35 FT. Aggr.	17.8 FT./40.7 FT. Aggr.
REAR YARD, Min.	114-54.C.	25 FT.	25.1 FT.
AVG. DEPTH <100 FT	114-54.C.	15 FT.	101 FT. N/A
STEEP SLOPES:			
Avg. Slope	114-128.B.	>10 %	11.0 % (Avg.)
10% - 15% - 1st Area, Min.	114-128.B.A.	1.3 x Min. Lot Area	
		1.3x12,500 = 16,250 S.F.	12,671 S.F. *
IMPERVIOUS COVER, Max.	114-128.B.A.	3,001 S.F./30%	3,700 S.F./29.2%
EARTH DISTURBANCE, Max. 114-128.B.A. 5,068 S.F./40% 85% (ESTIMATED)			
BUILDING HEIGHT, Max. 114-130.A.(1) 40 FT. <40 FT.			
ACCESSORY BUILDINGS:			
BEYOND PRINCIPAL BLDG. SIDE & REAR YARDS	114-131.B.(2)(a)	10 FT., Min.	
	114-131.B.(2)(c)	7 FT., Combustible	
	114-131.C.(2)(c)	8 FT., Non-Combustible	
HEIGHT	114-131.B.(2)(a)	9 FT., Flat Roof	
	114-131.C.(2)(c)	12 FT., Pitched Roof	
DECKS IN REAR YARD, Min.	114-131.C.(1)(a)	5 FT., Not Exceeding 4' High	
OFF-STREET PARKING: 114-134.A.(1) Two Spaces Two Spaces			

FLOODPLAIN CONSERVATION DISTRICT:
DEFINITION: 114-124.C.
The Floodplain Conservation District shall be delineated according to FEMA's Flood Insurance Rate Map (FIRM) for the Township of Springfield which is hereby made a part of this article, and additional area based on acts as described in Sec. 114-124.A(2).

- 114-54.A.(1) - INDICATES ZONING RELIEF REQUIRED
- * - INDICATES EXISTING NON-CONFORMING CONDITION

- NOTES:**
- Boundary information taken from Subdivision Plan prepared for Thomas & Catherine Rosolo, and William & Cathy Murphy, by Paulist Land Surveying dated January 2, 2001 and last revised June 6, 2001, Plan No. M-52-484-08
 - Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
 - Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 377 of 451, Map No. 42091003770, effective March 2, 2016.
 - Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA. All site soils are classified as Urban Land-Duffield complex, 0-8 percent slopes (UrbB).
 - Public water and sanitary sewer facilities are located within Carolton Way.

SOIL CLASSIFICATION AS TAKEN FROM THE USDA-NRCS WEB SOIL SURVEY

SYMBOL	SOILS
UrbB	Urban land - Duffield complex, 0 to 8 percent slopes

On-site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

AVERAGE SITE SLOPE:
AVERAGE 0.0023 x L x L
SLOPE = A
= 0.0023 x 1' x 1,397 LF.
0.2900 Ac.
= 11.0 %

SLOPES TABLE AVERAGE SLOPE = 11.0%

WIDTH	SLOPE RANGE	Q3 AREA (S.F.)	PERCENT OPEN SPACE
10' - 15'	10% - 15%	4,028	UP TO 40% FOR LOTS WITH 10-15% SLOPES
15' - 25'	15% - 25%	1,588	
25' - 35'	25% - 35%	0	
>35%	>35%	0	
	MIN WIDE SLOPES		

EXISTING SITE DATA:

LOT AREA TO LEGAL R/W	12,671 S.F.
BUILDING AREA	2,373 S.F.
DECK AREA	314 S.F.
DRIVEWAY	845 S.F.
WALKS	168 S.F.
TOTAL IMPERVIOUS COVER	3,700 S.F.

SITE AREA
12,671 S.F. or 0.2909 Ac.



COUNTY PARCEL NO. 52-00-03025-01-9
BLOCK - UNIT 52-048-027
SITE ADDRESS CAROLTON WAY 2101
FLOURTOWN, PA 19031
DEED BOOK - PAGE 5376-01416

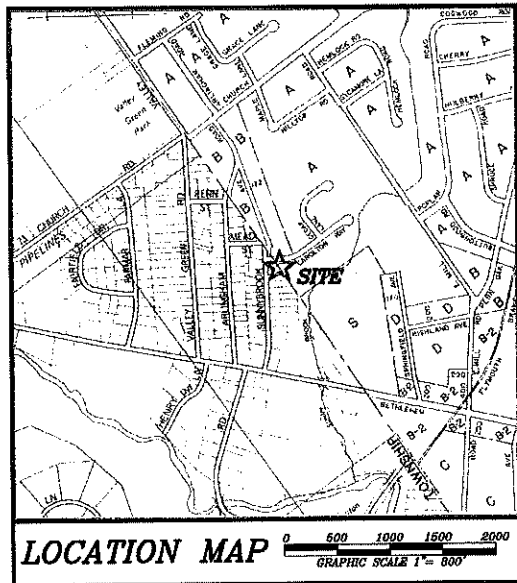
RECORD OWNER
WILLIAM MURPHY
& CATHY R. MURPHY
2106 CAROLTON WAY
FLOURTOWN, PA 19031

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
MONTGOMERYVILLE, PA 17536
PHONE: 215-887-2165 FAX: 215-578-7791
E-MAIL: ceshoemaker.com

DATE	NO.	REVISION	BY

ZONING PLAN
OF
CAROLTON WAY
PREPARED FOR
WILLIAM & CATHY R. MURPHY
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JANUARY 6, 2022
DWG. NO.: SP-750
JOB NO.: 26865
SHEET NO.: 1 OF 1



SURVEY NOTES:

- TOTAL LOT AREA = 20,029 SF (6330 SUNNYBROOK AVE)
TOTAL LOT AREA = 17,574 SF (2106 CAROLTON WAY)
- OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY PERFORMED BY THIS OFFICE FROM VARIOUS DEEDS AND PLANS OF RECORD.
REFERENCE: TITLE INSURANCE COMMITMENT #136-01-321322 FOR 2106 CAROLTON WAY EFFECTIVE DATE 04 NOVEMBER 1998 BY LAWYERS TITLE INSURANCE CORPORATION; PLAN OF LOTS FOR GEORGE FAD DATED 10 MAY 1947 BY C. RAYMOND WEIR; PLAN OF PROPERTY OF ARLINGHAM HILLS FOR BRAXTON CONSTRUCTION & DEVELOPMENT CO. DATED 27 SEPTEMBER 1958 AND LAST REVISED 16 FEBRUARY 1959 BY A.W. MARTIN.
INFORMATION SEARCH #104771-1 FOR 6330 SUNNYBROOK AVENUE DATED 10 MAY 2001 BY ROBERT CHAPMAN ASSOC., INC.
- VERTICAL DATUM IS SPRINGFIELD TOWNSHIP SEWER DATUM. BENCHMARK IS INVERT OF SANITARY MANHOLE - ELEVATION 156.00.
- SITE DATA
THOMAS AND CATHERINE P. ROSATO
6330 SUNNYBROOK AVENUE FLOURTOWN, PA 19031
TAXMAP# M-65-60-50
PARCEL# 65-00-11428-00-9
PARCEL# 52-00-90006-00-5
WILLIAM J. AND CATHY MURPHY
2106 CAROLTON WAY FLOURTOWN, PA 19031
TAXMAP# M-52-484-08
PARCEL# 52-00-03025-00-1
- PROPERTY DOES NOT LIE WITHIN 100 YEAR FLOODPLAIN AS SHOWN ON FEMA INSURANCE RATE MAP #4209100377E DATED 19 DECEMBER 1986.

SUBDIVISION NOTES:

- ZONING
LOT #1 - 'B' RESIDENTIAL DISTRICT (WHITEMARSH TWP)
REQUIRED PROPOSED
MIN LOT AREA 10,000 SF 10,334 SF
MIN LOT WIDTH 80 FT 91.1 FT
(@ BLDG SETBACK)
MIN FRONT YARD 30 FT 30 FT
MIN SIDE YARD (30'AGG) 12 FT (30'AGG) 12 FT
MIN REAR YARD 30 FT 30 FT
MAX BLDG HEIGHT 35 FT 35 FT
MAX BLDG COVERAGE 20 % 18 %
- LOT #2 - 'A' RESIDENTIAL DISTRICT (SPRINGFIELD TWP)
REQUIRED PROPOSED
MIN LOT AREA 12,500 SF 12,671 SF
MIN LOT WIDTH 75 FT 110.8 FT
MIN FRONT YARD 40 FT 40 FT
MIN SIDE YARD (35'AGG) 12 FT (35'AGG) 18 FT
MIN REAR YARD 25 FT 25 FT
MAX BLDG HEIGHT 40 FT 40 FT
MAX BLDG COVERAGE 20 % 20 %
- LOT #3 - 'A' RESIDENTIAL DISTRICT (SPRINGFIELD TWP)
REQUIRED PROPOSED
MIN LOT AREA 12,500 SF 14,598 SF
MIN LOT WIDTH 75 FT 75 FT
MIN FRONT YARD 40 FT 40 FT
MIN SIDE YARD (35'AGG) 12 FT (35'AGG) 12 FT
MIN REAR YARD 25 FT 25 FT
MAX BLDG HEIGHT 40 FT 40 FT
MAX BLDG COVERAGE 20 % 9 %

2. SITE COVERAGES EXISTING PROPOSED
BUILDING COVERAGE
LOT #1 1,861 SF, 10 % 1,861 SF, 18 %
LOT #2 N/A 2,534 SF, 20 %
LOT #3 1,355 SF, 8 % 1,355 SF, 10 %
* ALLOWABLE BUILDING FOOTPRINT

3. OWNER / APPLICANT:
THOMAS AND CATHERINE P. ROSATO
6330 SUNNYBROOK AVENUE FLOURTOWN, PA 19031
TAXMAP# M-65-60-50
PARCEL# 65-00-11428-00-9
PARCEL# 52-00-90006-00-5
WILLIAM J. AND CATHY MURPHY
2106 CAROLTON WAY FLOURTOWN, PA 19031
TAXMAP# M-52-484-08
PARCEL# 52-00-03025-00-1

4. PARCEL 'A' (9,895 SF) IS PORTION OF ROSATO PROPERTY TO BE CONVEYED AND HELD IN COMMON OWNERSHIP WITH PARCEL 'B' TO CREATE NEW LOT #2.
PARCEL 'B' (2,976 SF) IS PORTION OF MURPHY PROPERTY TO BE CONVEYED AND HELD IN COMMON OWNERSHIP WITH PARCEL 'A' TO CREATE NEW LOT #3.

5. THE STEEP EMBANKMENT ALONG THE FRONTAGE OF LOT #2 WHERE IT ABUTS CAROLTON WAY ARE MAN MADE SLOPES CREATED WITH THE CONSTRUCTION OF CAROLTON WAY. SHOULD THE REMAINING SLOPES BE EXTENDED TO THE PROPERTY LINE ALONG CAROLTON WAY, AS SHOWN ON SHEET 2, THE AVERAGE LOT SLOPE WOULD BE LESS THAN 10% AND NOT REQUIRE ADDITIONAL LOT AREA AS PER CODE. REFER TO SLOPE CALCULATIONS ON SHEET 2.

6. THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM SPRINGFIELD TOWNSHIP:
a) RELIEF FROM CHAPTER 95-7.E REQUIRING CROSS SECTION OF PAVING CURBS AND WALKS;
b) RELIEF FROM CHAPTER 95-11.J, 95-11.K AND 28-7 REQUIRING APPROPRIATE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL;
c) SECTION C OF SUBMISSION CHECK LIST REQUIRING EXISTING FEATURES WITHIN 200 FEET.
WHERE NO IMPROVEMENTS ARE PROPOSED UNDER THIS APPLICATION THE APPLICANT REQUESTS THESE WAIVERS BE GRANTED.

THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM WHITEMARSH TOWNSHIP:
a) RELIEF FROM CHAPTER 105-238.1.(1) REQUIRING EXISTING FEATURES WITHIN 500 FT.
b) RELIEF FROM CHAPTER 105-30.A AND 105-69.C REQUIRING ROAD WIDENING, AND SIDEWALK IMPROVEMENTS.

7. UPON SUBMISSION OF A BUILDING PERMIT FOR LOT #2, ADDITIONAL INFORMATION WOULD BE REQUIRED TO BE SUBMITTED INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
a) DETAILED SITE GRADING PLAN;
b) STORMWATER MANAGEMENT DESIGN AND TESTING IN COMPLIANCE WITH TOWNSHIP ORDINANCES;
c) SOILS EROSION AND SEDIMENT CONTROL DESIGN;
d) ANY APPLICABLE PERMITS WHICH MAY BE REQUIRED BY PADEP;
e) LOCATION OF EXISTING TREES TO BE REMOVED AND THE REQUIRED REPLACEMENT PLANTINGS INCLUDING STREET TREES;
f) LOCATION OF WATER SERVICE LATERAL AND PROOF OF WATER SERVICE;
g) LOCATION OF SANITARY SEWER LATERAL EXTENSION TO BUILDING;
h) PAVING RESTORATION, CURB, SIDEWALK AND OTHER MISCELLANEOUS CONSTRUCTION DETAILS AS APPROPRIATE.

8. NO NEW STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE EXCEPT AS PERMITTED BY WHITEMARSH TOWNSHIP.

9. APPLICANT IS NOT, AT THIS TIME, OFFERING FOR DEDICATION ANY ADDITIONAL RIGHT OF WAY ALONG SUNNYBROOK AVENUE.

10. THERE ARE NO RESTRICTIONS OR COVENANTS CITED IN THE REFERENCED TITLE COMMITMENT/INFORMATION SEARCH THAT WOULD PROHIBIT SUBDIVISION OR DICTATE SETBACKS LESS THAN THAT SHOWN.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THIS THE 3rd DAY OF July, 2001 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PA RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED

THOMAS & CATHERINE P. ROSATO

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY ARE OWNERS OF THE DESIGNATED LANDS, SHOWN HEREON, THAT THIS PLAN IS THE OFFICIAL PLAN OF SUBDIVISION SITUATE IN THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE DULY RECORDED ACCORDING TO LAW.

Thomas Rosato
THOMAS P. ROSATO
Catherine P. Rosato
CATHERINE P. ROSATO

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR AFORESAID.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THIS THE 3rd DAY OF July, 2001 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PA RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED

WILLIAM J. & CATHY MURPHY

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY ARE OWNERS OF THE DESIGNATED LANDS, SHOWN HEREON, THAT THIS PLAN IS THE OFFICIAL PLAN OF SUBDIVISION SITUATE IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE DULY RECORDED ACCORDING TO LAW.

William J. Murphy
WILLIAM J. MURPHY
Cathy Rosato-Murphy
CATHY ROSATO-MURPHY

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR AFORESAID.

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS 11th DAY OF APRIL, 2001.

ATTEST:

Robert C. McGowan
SECRETARY
PRESIDENT
Mal W. Wald
TOWNSHIP ENGINEER

THIS SUBDIVISION PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS 14th DAY OF JUNE 2001.

William J. Murphy
CHAIRMAN
Thomas P. Rosato
SECRETARY

THIS SUBDIVISION PLAN WAS REVIEWED BY TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS 14th DAY OF JULY 2001.

Mal W. Wald
TOWNSHIP ENGINEER

MCPC No. **A-028-1 01-025-1**

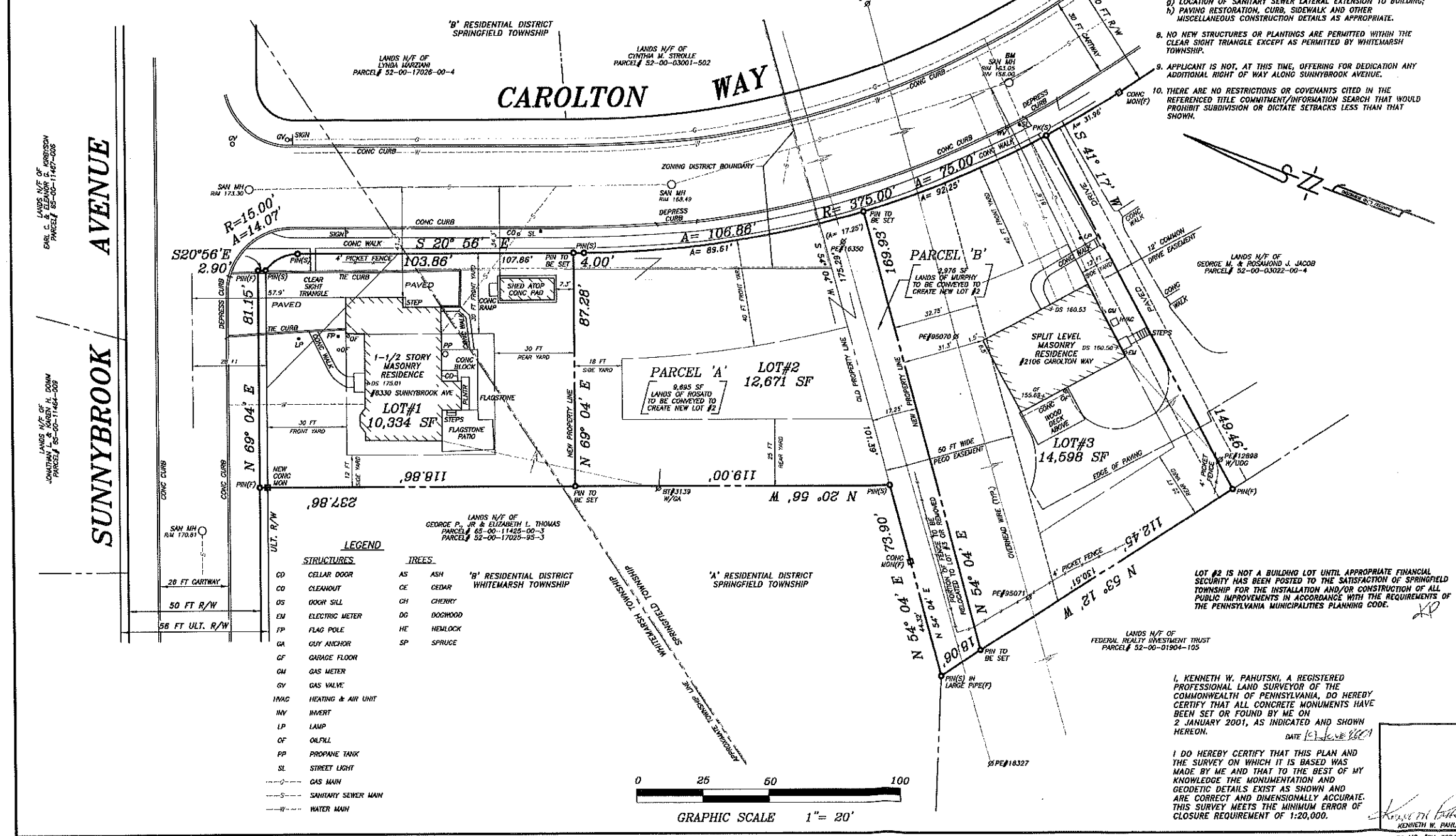
PROCESSED AND REVIEWED.
A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

Mal W. Wald
CERTIFIED THIS DATE: _____
SIGNATURE OF DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN DEED BOOK _____ PAGE _____

SIGNATURE _____ DATE _____
6 JUNE 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 15 MAY 2001
27 MARCH 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 5 FEBRUARY 2001
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ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE OF ANY PORTION OF THE CONTENTS OF THIS PLAN MAY BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF KENNETH W. PAHUTSKI, PLS.



1. KENNETH W. PAHUTSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT ALL CONCRETE MONUMENTS HAVE BEEN SET OR FOUND BY ME ON 2 JANUARY 2001, AS INDICATED AND SHOWN HEREON. DATE 10/26/01

I DO HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME AND THAT TO THE BEST OF MY KNOWLEDGE THE MONUMENTATION AND GEODETIC DETAILS EXIST AS SHOWN AND ARE CORRECT AND DIMENSIONALLY ACCURATE. THIS SURVEY MEETS THE MINIMUM ERROR OF CLOSURE REQUIREMENT OF 1:20,000.

Kenneth W. Pahutski
KENNETH W. PAHUTSKI

SUBDIVISION PLAN

PREPARED FOR:
**THOMAS & CATHERINE ROSATO
WILLIAM & CATHY MURPHY**
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

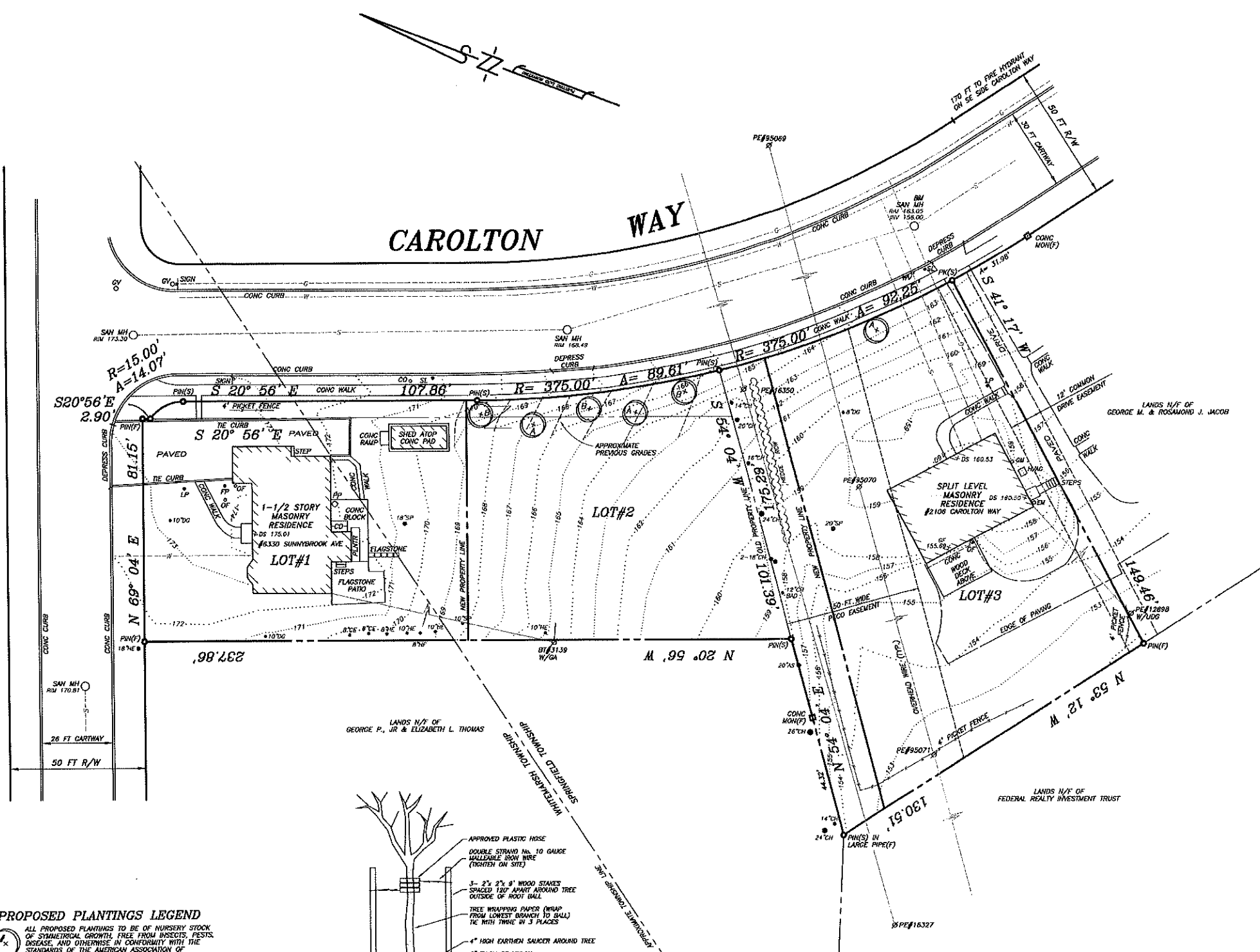
SHEET
1 OF 2

PREPARED BY:
PAHUTSKI LAND SURVEYING
Professional Land Surveyor
600 BRADFORD ROAD
ORELAND, PENNSYLVANIA 19075
(215) 233-3822, FAX 233-4845

SCALE: 1" = 80'
DATE: 2 JAN 2001
PLAN NO.: M-52-484-08

PA LIC. #81-36947-E
ONLY THOSE PLANS WITH ORIGINAL SIGNATURE IN RED ACROSS IMPRESSION SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY THE USER.

SUNNYBROOK AVENUE



LEGEND

STRUCTURES		TREES	
CD	CELLAR DOOR	AS	ASH
CO	CLEANOUT	CE	CEDAR
DS	DOOR SILL	CH	CHERRY
EM	ELECTRIC METER	DO	DOGWOOD
FP	FLAG POLE	HE	HENLOCK
GA	GUY ANCHOR	SP	SPRUCE
GF	GARAGE FLOOR		
GM	GAS METER		
GV	GAS VALVE		
HVAC	HEATING & AIR UNIT		
INVT	INVERT		
LP	LAMP		
OF	OILFILL		
PP	PROPANE TANK		
SL	STREET LIGHT		
---	GAS MAIN		
---	SANITARY SEWER MAIN		
---	WATER MAIN		

- NOTES:**
- LOT AREA = 20,029 SF (6330 SUNNYBROOK AVE)
LOT AREA = 17,574 SF (2106 CAROLTON WAY)
 - OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE PLAN OF SURVEY PREPARED FOR WILLIAM AND CATHY MURPHY DATED 20 DECEMBER 2000 BY THIS OFFICE.
REFERENCE: TITLE INSURANCE COMMITMENT #136-01-521322 FOR 2106 CAROLTON WAY EFFECTIVE DATE 04 NOVEMBER 1998 BY LAWYERS TITLE INSURANCE CORPORATION; PLAN OF LOTS FOR GEORGE PAD DATED 10 MAY 1947 BY C. RAYMOND WEIR; PLAN OF PROPERTY OF ARLINGHAM HILLS FOR BRAXTON CONSTRUCTION & DEVELOPMENT CO. DATED 07 SEPTEMBER 1958 AND LAST REVISED 16 FEBRUARY 1959 BY A.W. MARTIN.
6330 SUNNYBROOK AVENUE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
 - VERTICAL DATUM IS SPRINGFIELD TOWNSHIP SEWER DATUM.
BENCHMARK IS INVERT SANITARY MANHOLE - ELEVATION 156.00.
 - SOILS DATA FROM SOILS SURVEY OF MONTGOMERY COUNTY (MAP 50)
Mc - MADE LAND, LIMESTONE MATERIALS
 - AVERAGE SLOPE CALCULATIONS PER LOT:
LOT #1 (0.0021/0.2372)(1.0) (639) = 6.2%
LOT #2 (0.0023/0.2809)(1.0)(1491) = 11.8% (EXISTING)
LOT #2 (0.0023/0.2809)(1.0) (865) = 6.8% (PREVIOUS)
LOT #3 (0.0023/0.3351)(1.0)(1334) = 9.2%
(* REFER TO NOTE #6 ON SHEET 1; APPROXIMATE GRADES SHOWN INTERPRETED FROM PLAN OF PROPERTY OF ARLINGHAM HILLS FOR BRAXTON CONSTRUCTION AND DEVELOPMENT CO. DATED 7 SEPTEMBER 1958 FROM THE TOWNSHIP FILE).

6 JUNE 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 15 MAY 2001
27 MARCH 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 5 FEBRUARY 2001
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EXISTING FEATURES PLAN
PREPARED FOR:
THOMAS & CATHERINE ROSATO
WILLIAM & CATHY MURPHY
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

SHEET
2 OF 2

PREPARED BY:
PAHUTSKI LAND SURVEYING
500 BRADFORD ROAD
ORELAND, PENNSYLVANIA 19075
(215) 233-3822, FAX 233-4845

SCALE: 1" = 20'
DATE: 2 JAN 2001
PLAN NO.: M-52-48A-08

PROPOSED PLANTINGS LEGEND
ALL PROPOSED PLANTINGS TO BE OF NURSERY STOCK OF SYMMETRICAL GROWTH, FREE FROM INSECTS, PESTS, DISEASE, AND OTHERWISE IN CONFORMITY WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANT LIST

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
A	3	2 1/2" - 3" CAL	QUERCUS ALBA	WHITE OAK
B	3	2 1/2" - 3" CAL	FRAXINUS AMERICANA	WHITE ASH

STREET FRONTAGE (WITHIN SPRINGFIELD TOWNSHIP) 248'
LESS FRONTAGE ALONG PECO RIGHT OF WAY -30'
NET STREET FRONTAGE 218'
ONE STREET TREE PER 30' OF STREET FRONTAGE = 7
LESS ONE EXISTING CHERRY TREE -1
PROPOSED NUMBER OF NEW TREES 6

