

**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR SUBDIVISION APPROVAL

A. Application is hereby made for approval by the Board of Commissioners of the attached Subdivision Plan.

B. Name of Subdivision: Pesani Plan

Location: 811 & 813 Pleasant Avenue
Wyndmoor, PA 19038

C. Name of Owner: Ms. Bebe Pesani

Address: 813 Pleasant Avenue
Wyndmoor, PA 19038

Phone #: 215-836-7282

D. Name of Applicant: Ms. Bebe Pasani

Address: 813 Pleasant Avenue
Wyndmoor, PA 19038

Phone #: 215-836-7282

E. Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Gary A. Tilford, RLS; Charles E. Shoemaker & Associates

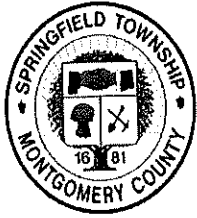
Address: 110 Keystone Drive, Montgomeryville, PA 18936

F. Existing Zoning Classification: D-Residential

Total Acreage: .34 ac Number of Lots: 2

Sewerage: Public xx Water: Public xx
Private _____ Private _____

G. Does this application meet all the requirements of the existing Zoning Classification? () Yes (X) No (if no, attach a list of variances and/or special exceptions)
See ZHB Application #21-20 & #21-21



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

LAND DEVELOPMENT

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing application fees and a completed Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days as per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: _____

Location: _____

C Name of Owner: _____

Address: _____

Phone #: _____

D Name of Applicant: _____

Address: _____

Phone #: _____

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

Address: _____

F Existing Zoning Classification: _____

Total Acreage: _____ New Non-Res. Floor Area: _____ (sq. ft)

Sewerage: Public _____ Water: Public _____
Private _____ Private _____



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H. Is the property subject to any encumbrances, deed restrictions, etc.? () Yes
(X) No (if yes, attach a copy)

I. List any additional materials submitted with this application

1. ZHB Approval Letter Case #21-20
2. ZHB Approval Letter Case #21-21
3. Site Plan dated 8/23/2021 - Gary A. Tilford RLS
4. _____
5. _____

J. Springfield Township Fee Schedule (non-refundable):

Checks must be made payable to "Springfield Township".

Subdivision Fee Schedule

Use	Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$350 + \$50 per lot	\$500 + \$100 per lot
Nonresidential	\$250	\$300 + \$100 per lot	\$500 + \$150 per lot
			Total \$700.00

K. Escrow Fund

The escrow account shall be established based on the following calculations:

Minor Subdivision (4 lots or fewer)	\$500.00 per lot
Major Subdivision (5 or more lots)	\$1,000.00 per lot
Total Escrow Account \$ <u>500.00</u>	\$1,000.00 has been deposited with TD Bank

L. Springfield Township Application Fees

Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ _____



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Final Plan Fee \$ _____

Total \$ _____ Check # _____

M. Montgomery County Planning Commission Fee Schedule:
Checks should be made payable to "Montgomery County Treasurer".

Residential Subdivision:

Table with 2 columns: Number of Lots or Units (whichever is greater) and General Fee + Fee Per Lot or Unit. Rows include 1-3, 4-20, 21-100, and 101+.

Lot Line adjustments with no new development = \$65 flat fee

Nonresidential Subdivision:

Table with 2 columns: Number of Lots and General Fee + Fee Per Lot. Rows include 1-3 and 4 or more.

Total \$ _____ Check # _____

N. Signature

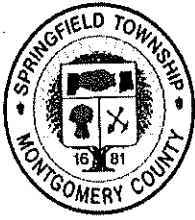
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

January 4, 2022
DATE

[Handwritten Signature]
SIGNATURE OF APPLICANT





**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

K Escrow Fund

The escrow account shall be established based on the following calculations:

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ _____

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ _____

Final Plan Fee \$ _____

Total \$ _____ Check # _____

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

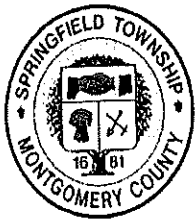
RESIDENTIAL LAND DEVELOPMENT

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

<u>Gross Square Feet of New Building</u>	<u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u>
1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
25,001 - 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 - 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.

Total \$ _____ Check # _____



**SPRINGFIELD TOWNSHIP
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Intended Land Use(s)	# of Lots	Units	Buildings
() Residential	_____	_____	_____
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

G Does this application meet all the requirements of the existing Zoning Classification? () Yes () No (if no, attach a list of variances and/or special exceptions)

H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes () No (if yes, attach a copy)

I List additional material submitted with this application

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

N Signature

The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

January 4, 2022
DATE

Beatrice Texeira
SIGNATURE OF APPLICANT



**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 11, 2022

Mark Penecale, Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Re: MCPC #22-0021-001
Plan Name: Pisani Plan
(736 sq. ft. lot line adjustment)
Situate: 811 and 813 Pleasant Avenue
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 28, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bebe Pisani, proposes to subdivide 736 square feet from an existing 7,500 square foot lot (811 Pleasant Ave) and convey it to an adjacent 7,500 square foot lot (813 Pleasant Ave). The minor lot line adjustment will result in lots of 6,764 square feet and 8,236 square feet, respectively, allowing an existing garage, currently part of 811 Pleasant Avenue, to be fully located on 813 Pleasant Avenue. A variance has been granted to allow the party wall of the garage to serve as the lot line. A variance was also granted to allow 811 Pleasant Avenue to exceed the permitted impervious surface limit. A shared driveway and parking area exists and easements will be provided for the benefit of each property to allow for ingress, egress, and parking. The site is split between Springfield's D Residential District and B-1 Business District.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use element of the 2013 Springfield Township Comprehensive Plan identifies this area as Village Residential. The site is also identified as Town Residential in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. These land use designations support residential areas that are oriented more towards pedestrians than automobiles. These areas have a variety of housing types that are often mingled within blocks or small neighborhoods.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment given it's consistency with future land use planning for both the township and County.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal to conduct a minor subdivision, allowing an existing garage to be located on the property it serves.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#22-0021-001) on any plans submitted for final recording.

Sincerely,



R. Eric Jarrell, Community Planning Manager
ejarrell@montcopa.org - 610-278-3745

- c: Charles E. Shoemaker Inc., Applicant's Representative
- A. Michael Taylor, Springfield Township Manager
- Amanda Helwig, Chair, Springfield Township Planning Commission

Attachment: Applicant's Plan



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

Reference: 811/813 Pleasant Avenue – Subdivision Application

Dear Mark:

I am in receipt of a single-sheet subdivision plan prepared by Shoemaker and Associates. The proposal calls for the gerrymandering of an existing property boundary between the two parcels. While in concept the real estate conveyance is not difficult, the proposal is contrary to specific action adopted by the Springfield Township Board of Commissioners regarding this type of application.

More specifically, Section 95-11.D(2) regarding Lot Configuration, [Amended 10-11-2006 by Ord. No. 881](2) - Lot lines intersecting street lines shall be substantially at right angles or radial to street lines, from the street line to the rear lot line. "Substantially at right angles" shall mean an intersection angle of not less than 80°.

Before the staff spends a great deal of time and a more complete review of the application, it may be worth a visit to the elected officials to determine whether a waiver would be granted. Absent the grant of waiver, the plan fails and tremendous energy will have been wasted.

Please for free to contact me with any questions you have regarding this matter.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

cc: A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Gary Tilford, Shoemaker and Associates
Bebe Pasani, Owner

MEMORANDUM

TO: T. P. Woodrow
FROM: A. M. Taylor
SUBJECT: 811-813 Pleasant Avenue Lot Line Change
DATE: 2/9/22

At the February 7, 2022 meeting of the Board of Commissioners, the Board reviewed the proposed lot line adjustment between the properties located at 811 and 813 Pleasant Avenue, Wyndmoor. The Board was informed that the proposed lot line change will be contrary to a 2006 amendment to the subdivision and land development code requiring all lot lines to be at right angles, or radial to street lines, from the street line to the rear lot line.

Notwithstanding the provisions of Section 95-11.D (2) regarding lot configuration requirements, the Board agreed to consider granting a waiver to this Section of the Code given the "unique" situation of the proposed lot line change.

Thank you for bringing this matter to the attention of the Board.

AMT:cmt
2/9/22

Cc: M. Penecale ✓



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

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President

Eddie T. Graham
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow PE
Engineer

Ms. Bebe Pisani
813 Pleasant Avenue
Wyndmoor, PA 19038

September 28, 2021

Re: Zoning Hearing Board Application #21-21; for the property located at 813 Pleasant Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1436-5001.

Dear Ms. Pisani

This letter is sent to inform you that on Monday, September 27, 2021, prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved the request for a dimensional variance from Section 114-131.B.2.c of the Springfield Township Zoning Ordinance. This will allow for the shared property line between 811 Pleasant Avenue and 813 Pleasant Avenue to be relocated as shown on the plan dated, August 23, 2021, prepared by Gary A. Tilford, PLS from the firm of Charles E. Shoemaker & Associates, Inc. The dimensional variance was approved to allow for the party wall of the detached garage to serve as the property line. This application was approved with the following condition:

Condition: An easement agreement must be prepared to the satisfaction of the Zoning Hearing Board Solicitor that allows for shared ingress and egress of the driveway and to allow parking within the easement area. This easement agreement must be recorded as a condition of the approved subdivision plan.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale
Director of Planning & Zoning

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



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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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Ms. Bebe Pisani
813 Pleasant Avenue
Wyndmoor, PA 19038

September 28, 2021

Re: Zoning Hearing Board Application #21-20; for the property located at 811 Pleasant Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1436-2004.

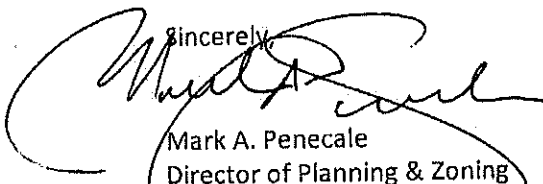
Dear Ms. Pisani

This letter is sent to inform you that on Monday, September 27, 2021, prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved the request for dimensional variances from Section 114-82.B and Section 114-131.B.2.c of the Springfield Township Zoning Ordinance. This will allow for the shared property line between 811 Pleasant Avenue and 813 Pleasant Avenue to be relocated as shown of the plan dated, August 23, 2021, prepared by Gary A. Tilford, PLS from the firm of Charles E. Shoemaker & Associates, Inc. The dimensional variances were approved to allow for the party wall of the detached garage to serve as the property line and for the impervious coverage on 811 Pleasant Avenue to be increased from 60.6% of the total lot area to 61%. This application was approved with the following condition:

Condition: An easement agreement must be prepared to the satisfaction of the Zoning Hearing Board Solicitor that allows for shared ingress and egress of the driveway and to allow parking within the easement area. This easement agreement must be recorded as a condition of the approved subdivision plan.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning

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

EASEMENT NOTES:

1. Existing Easement Agreement dated August 1, 1988, granted to 813 Pleasant Avenue, to allow driveway access leading to a parking area on sides and rear of 811 Pleasant Avenue, as recorded in Deed Book 4882, pg 2336. Further, with all maintenance including snow removal for the portion of said macadam driveway extending from Pleasant Avenue toward for a distance of fifty (50) feet shall be borne and shared equally by the owners of 811 and 813 Pleasant Avenue. All maintenance including snow removal beyond the first fifty (50) feet shall be the responsibility of the owner of 811 Pleasant Avenue. THIS EASEMENT AGREEMENT TO BE TERMINATED AND REPLACED AS PROPOSED.

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____,
before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania,

residing in _____ County, personally appeared **BEBE PISANI**, who acknowledged herself to be the owner of #811 Pleasant Avenue, County Parcel No. 52-00-14362-00-4 and #813 Pleasant Avenue, County Parcel No. 52-00-14365-00-1 and that as owner, being authorized to do so, she executed the foregoing plan by signing that she is the owner of the designated land, that all necessary approvals of the plan have been obtained and the accompanying plan to be an official plan of streets and roads and/or subdivision situated in the Township of Springfield, Montgomery County, Pennsylvania, and desired that said plan be recorded according to law.

Witness my hand and Notarial Seal the day and year aforesaid.

Notary Public
My Commission expires _____

CERTIFICATION OF TRUE OWNERSHIP

I, **BEBE PISANI**, do hereby certify that the title of the property located at #811 Pleasant Avenue is in my name, as recorded in the office for recording of deeds in Deed Book 5682 Page 00079, Co. Parcel No. 52-00-14362-00-4 (Block 026, Unit 011).

OWNER: **Bebe Pisani**

CERTIFICATION OF TRUE OWNERSHIP

I, **BEBE PISANI**, do hereby certify that the title of the property located at #813 Pleasant Avenue is in my name, as recorded in the office for recording of deeds in Deed Book 5682 Page 00617, Co. Parcel No. 52-00-14365-00-1 (Block 026, Unit 010).

OWNER: **Bebe Pisani**

TOWNSHIP SIGNATURES

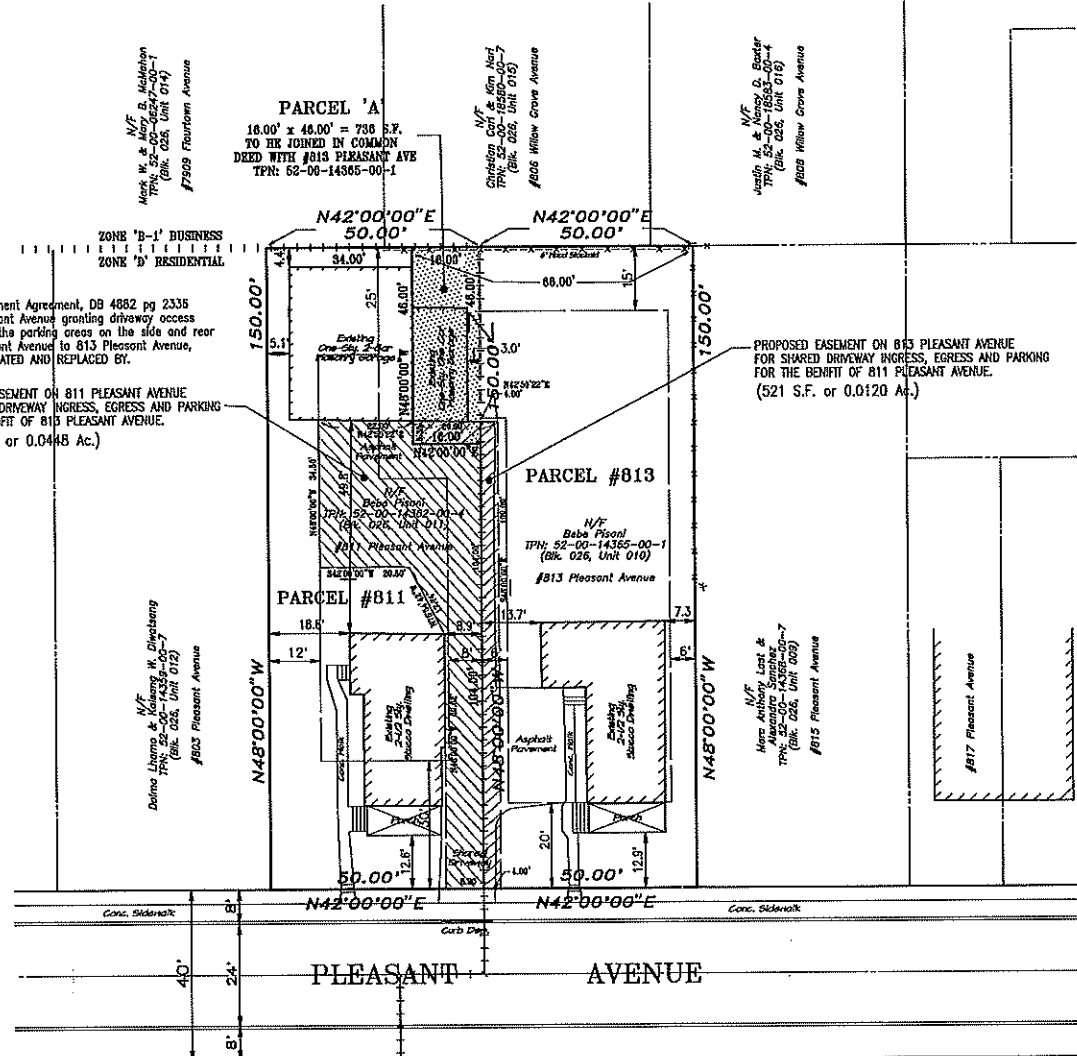
Approved by the Board of Commissioners of the Township of Springfield this _____ day of _____, 20____.

President
Secretary
Engineer

RECORDER OF DEEDS

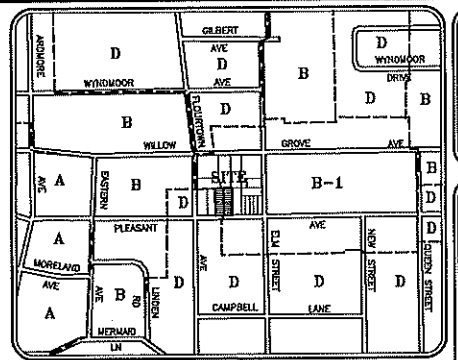
Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA, in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.

MCPC No. 21-DXXX-OXX
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Montgomery County Planning Commission



LEGEND

- EXISTING**
- 305 --- CONTOUR LINE
 - + 394.2 FLOOR ELEVATION
 - 394.2 SPOT ELEVATION
 - 17H --- FIRE HYDRANT
 - 17H --- UTILITY POLE
 - 17H --- GAS VALVE
 - 17H --- WATER VALVE
 - 17H --- SINKER CLEAN OUT
 - 17H --- WATER CURB STOP
 - 17H --- STORM SEWER w/ INLET
 - 17H --- DECIDUOUS TREE
 - 17H --- EVERGREEN TREE
 - 17H --- SIGN POST
 - 17H --- SANITARY LATERAL
 - 17H --- OVERHEAD WIRE
 - 17H --- UNDERGROUND ELECTRIC
 - 17H --- GAS MAIN
 - 17H --- WATER MAIN
 - 17H --- EDGE OF WOODS
 - 17H --- FENCE
 - 17H --- ZONING DISTRICT LINE



LOCATION MAP
SCALE: 1" = 800'

ZONING: 'D' RESIDENTIAL DISTRICT

LOT INFO	Z.O. SEC. No.	REQUIRED	#811 PLEASANT AVENUE	
			EXISTING	PROPOSED
LOT 114-81			Single-Family Detached	Single-Family Detached
LOT AREA, Mtl.	114-82A	4,500 S.F.	7,500 S.F.	4,794 S.F.
BUILDING AREA, Mtl.	114-82A	35 %	2,294 S.F./50.0X	1,599 S.F./35.0X
PERVIOUS COVTR, Mtl.	114-82A	20 %	4,842 S.F./108.0X	4,121 S.F./91.0X
LOT WIDTH, Mtl.	114-82	48 FT.	50.0 FT.	50.0 FT.
BUILDING SETBACKS:				
FRONT YARD, Mtl.	114-81A(1)	30 FT.	15.8 FT.*	15.8 FT.
SIDE YARD, Mtl.	114-81A(1)	8 FT./20 FT. Avg.	8.9FT./21.7 FT.	8.9FT./21.7 FT.
REAR YARD, Mtl.	114-81A	25 FT.	30.7 FT.	30.7 FT.
BUILDING HEIGHT, Mtl.	114-82A	35 FT.	<35 FT./2-1/2 Sty.	<35 FT./2-1/2 Sty.
ACCESSORY BUILDINGS:				
REAR PORCH, Mtl.	114-131.B.A.C.(2)(5)	10 FT. Mtl.	48.8 FT.	48.8 FT.
DECKED PORCH, Mtl.	114-131.B.A.C.(2)(5)	4 FT. Mtl.	3.0 FT.*	3.0 FT.*
SEE YARD, Mtl.	114-131.B.A.C.(2)(5)	12 FT./20 FT. Stpd Ref	<12.0 FT./20 Sty.	<12.0 FT./20 Sty.
REAR YARD, Mtl.	114-131.B.A.C.(2)(5)	4 FT. Mtl.	4.4 FT.	4.4 FT.
REAR YARD, Mtl.	114-131.B.A.C.(2)(5)	12 FT./20 FT. Stpd Ref	<12.0 FT./20 Sty.	<12.0 FT./20 Sty.
OFFSTREET PARKING:	114-131A.(1)	Two Spaces	Two Spaces	Two Spaces

ZONING: 'B-1' BUSINESS DISTRICT

LOT INFO	Z.O. SEC. No.	REQUIRED	#813 PLEASANT AVENUE	
			EXISTING	PROPOSED
LOT 114-81A			Single-Family Detached	Single-Family Detached
LOT AREA, Mtl.	114-82A	1,800 S.F.	7,500 S.F.	4,538 S.F.
BUILDING AREA, Mtl.	114-82A	70 %	1,297 S.F./14.1X	1,397 S.F./17.0X
BUILDING SETBACKS:				
FRONT YARD, Mtl.	114-81A(1)	20 FT.	15.8 FT.*	15.8 FT.
SIDE YARD, Mtl.	114-81A(1)	8 FT.	7.3 FT.	7.3 FT.
REAR YARD, Mtl.	114-81A	15 FT.	30.7 FT.	30.7 FT.
BUILDING HEIGHT, Mtl.	114-130A.(1)	40 FT.	<40 FT., 2-1/2 Sty.	<40 FT., 2-1/2 Sty.
ACCESSORY BUILDINGS:				
REAR PORCH, Mtl.	114-131.B.A.C.(2)(5)	10 FT. Mtl.	47.2 FT.	47.2 FT.
DECKED PORCH, Mtl.	114-131.B.A.C.(2)(5)	4 FT. Mtl.	3.0 FT.*	3.0 FT.*
SEE YARD, Mtl.	114-131.B.A.C.(2)(5)	12 FT./20 FT. Stpd Ref	<12.0 FT./20 Sty.	<12.0 FT./20 Sty.
REAR YARD, Mtl.	114-131.B.A.C.(2)(5)	4 FT. Mtl.	14.2 FT.	14.2 FT.
REAR YARD, Mtl.	114-131.B.A.C.(2)(5)	12 FT./20 FT. Stpd Ref	<12.0 FT./20 Sty.	<12.0 FT./20 Sty.
OFFSTREET PARKING:	114-134A.(1)	Two Spaces	Two Spaces	Two Spaces

ZONING DECISIONS:

#811 Pleasant Avenue, ZONING APPLICATION #21-20 APPROVED SEPTEMBER 27, 2021
1. Dimensional variance from Section 114-82.B and Section 114-131.B.2.c to allow the party wall of the detached garage to serve as the property line and for the impervious coverage on 811 Pleasant Avenue to be increased from 60.6% to the total lot area to 61.0%.
Condition: An easement agreement must be prepared to the satisfaction of the Zoning Hearing Board Solicitor that allows for shared ingress and egress to the driveway and to allow parking within the easement area. This easement must be recorded as a condition of the approved subdivision plan.

#813 Pleasant Avenue, ZONING APPLICATION #21-21 APPROVED SEPTEMBER 27, 2021
1. Dimensional variance from Section 114-131.B.2.c to allow for the party wall of the detached garage to serve as the property line.
Condition: An easement agreement must be prepared to the satisfaction of the Zoning Hearing Board Solicitor that allows for shared ingress and egress to the driveway and to allow parking within the easement area. This easement must be recorded as a condition of the approved subdivision plan.

NOTES:

- Boundary information shown taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during August 2021.
- 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 379 of 451, Map No. 42091C03790, effective March 2, 2016.
- These properties are both served with both public water by AQUA PA and and public sanitary sewer disposal by the Springfield Sanitary Sewer Department.
- 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, UsgS, Urban landUse/cover, schist and gneiss complex, 0 to 8 percent slopes.
- Historical survey markers (iron pins & monuments) to remain. Concrete survey monuments shall be located along the right-of-way lines, at property corners, angle points, and beginning and end of curves. If no existing monumentation is found, or disturbed during construction activities, new monumentation shall be installed in accordance with SALDO Sec. 95-11.H. by a certified Professional Land Surveyor licensed in Pennsylvania.

LOT LINE CHANGE:

- PARCEL 'A' (736 S.F.) TO BE JOINED IN COMMON DEED WITH PARCEL #813.
- THERE IS NO BUILDING OR SITE IMPROVEMENTS PROPOSED WITH THIS APPLICATION.

SITE DATA:

#811 PLEASANT AVENUE
RECORD OWNER: BEBE PISANI
COUNTY PARCEL No.: 52-00-14362-00-4
BLOCK/UNIT No.: 52-028-011
DEED BOOK/PAGE No. 5682-00079
PARCEL AREA: 7,500 S.F. or 0.1722 Ac.
ZONING DISTRICT: 'D' RESIDENTIAL DISTRICT

#813 PLEASANT AVENUE
RECORD OWNER: BEBE PISANI
COUNTY PARCEL No.: 52-00-14365-00-1
BLOCK/UNIT No.: 52-028-010
DEED BOOK/PAGE No. 5682-00817
PARCEL AREA: 7,500 S.F. or 0.1722 Ac.
ZONING DISTRICT: 'B-1' BUSINESS DISTRICT



COUNTY PARCEL NO. 52-00-14362-00-4
BLOCK - UNIT 52-028-010
SITE ADDRESS 813 PLEASANT AVENUE WINDYBROOK, PA 19380
DEED BOOK - PAGE 5682-00817

RECORD OWNER
BEBE PISANI
813 PLEASANT AVENUE
WINDYBROOK, PA 19380

CHARLES E. SHOEMAKER, INC.
ZONING & SURVEYING
1000 W. STATE ST. SUITE 100
MONTGOMERY, PA 19363
PHONE: 215-887-2145 FAX: 215-876-7781
E-MAIL: cef@ceshoemaker.com

DATE	NO.	BY
12/13/2021	1	ZONING HEARING BOARD MEMBER

SUBDIVISION OF 811 PLEASANT AVENUE & 813 PLEASANT AVENUE
TMP Nos. 52-00-14362-00-4 & 52-00-14365-00-1

LOT LINE ADJUSTMENT PLAN
OF
811 & 813 PLEASANT AVENUE
PREPARED FOR
BEBE PISANI
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE **AUGUST 23, 2021**
DWG NO. **SP-748**
JOB NO. **26797**
SHEET NO. **1 OF 1**

This is to certify that the survey performed for the properties located at #811 & #813 Pleasant Avenue, Springfield Township, Montgomery County, Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys to the best of my knowledge and belief.
GARY A. TILFORD, PLS
License No. SU033144 E
Date _____