



**Springfield Township  
Zoning Hearing Board  
March 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 #22-04:** This is the application of **Glenna and Matthew Stone**, owners and applicant for the property located at 7704 Pine Road, Wyndmoor, PA 19038, known as Parcel #5200-1413-4007. The applicants have requested a dimensional variance from Section 114-131.C.2 (d) of the Springfield Township Zoning Ordinance. The applicants propose to demolish the existing accessory building, stone patio and walking paths and replace those with a new accessory building and covered patio totaling 1,377 square feet. The dimensional relief is required to allow the new accessory building to have a median building height of 15 feet, 6 inches. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

**Case #22-05:** This is the application of **1110 Willow Grove Avenue, LLC**, equitable owner of the properties addressed as 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel #5200-1863-7004. The applicant has requested a use variance from Section 114-61 of the Springfield Township Zoning Ordinance to allow for multi-family dwellings on the site. In addition, a dimensional variance from Section 114-62.A of the Zoning Ordinance has been requested to allow for a dwelling unit to be constructed on a lot of 4,380 sq. ft. instead of the required 8,000 sq. ft. A dimensional variance has also been requested from Section 114-62.A (1)

to allow for the front yard setback to be reduced to 20 feet, instead of the required 30 feet. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, April 25, 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