



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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, April 25, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-03:** This is the application of **William & Cathy Murphy**, owners of vacant lot, known as Parcel #5200-0302-5019. The applicant has filed an appeal to the actions of the Zoning Officer and in the alternative they have requested dimensional variances from Section 114-12.B.(3)(a) and Section 114-54.A(1) of the Springfield Township Zoning Ordinance. The applicants content that the Zoning Officer erred in his interpretation of the approved Subdivision Plan as it relates to the slopes on the property and dimensional requirements of A-Residential District. The applicants content the approved plan is exempt from the steep slope requirements of the Zoning Ordinance and the proposed dwelling does not require a forty foot front yard setbacks. The property is zoned within the A-Residential District of Ward #6 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](http://@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.



Eastburn and Gray, PC

Attorneys at Law

**Julie L. Von Spreckelsen, Esquire**  
470 Norristown Road, Suite 302  
Blue Bell, PA 19422  
Main: 215-345-7000  
Direct: 215-461-1239  
Fax: 215-542-9421  
[jvonspreckelsen@eastburngray.com](mailto:jvonspreckelsen@eastburngray.com)

February 14, 2022

**VIA REGULAR MAIL and EMAIL** ([MPenecale@springfieldmontco.org](mailto:MPenecale@springfieldmontco.org))

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

**Re: Zoning Application of William J. Murphy and Cathy R. Murphy  
Property: Carolton Way, Flourtown**

Dear Mr. Penecale:

As you are aware I represent William and Cathy Murphy, the Applicants with regard to the above-referenced zoning application which was hand-delivered to Springfield Township on January 28, 2022 ("Application").

It is my understanding that the Township Board of Commissioners reviewed this Application at their workshop meeting on February 7<sup>th</sup> and then voted to oppose the Application at their regular monthly meeting held on February 9<sup>th</sup>. Applicants have made a written request to the Township Manager to be placed on the Board of Commissioners' March 7<sup>th</sup> workshop meeting agenda to discuss, in an effort to resolve, the Board's opposition to the Application.

Accordingly, Applicants request a continuance of the Zoning Hearing currently scheduled for February 28<sup>th</sup> to the Zoning Hearing Board's April 25, 2022 meeting date. I unfortunately have a conflict on the night of the Zoning Hearing Board's March 28, 2022 meeting date which is why I have requested the Application be placed on the Zoning Hearing Board's April 25, 2022 meeting agenda. Applicants waive all of the time deadlines of section 908 of the Pennsylvania Municipalities Planning Code relative to holding hearings and issuing a decision through and until April 26, 2022.

Please confirm that the Application will be continued to the Zoning Hearing Board's April 25, 2022 meeting agenda.

Mark Penecale  
February 14, 2022  
Page 2 of 2

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, reading "Julie L. Von Spreckelsen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Julie L. Von Spreckelsen

cc: James J. Garrity, Esquire, Township Solicitor (via email)  
Catherine M. Harper, Esquire, Zoning Hearing Board Solicitor (via email)  
William and Cathy Murphy (via email)  
Gary Tilford, PLS (via email)



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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. Ralsavong

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

Julie L. Von Spreckelsen, Esq.  
Eastburn & Gray, PC  
470 Norristown Road, Suite 302  
Blue Bell, PA 19422

March 1, 2022

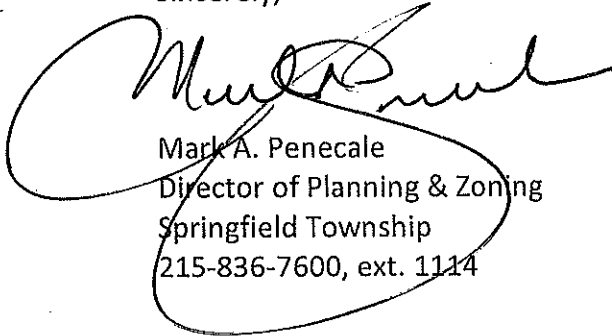
**Re: Zoning Hearing Board Application #22-03, filed by William & Cathy Murphy for the vacant parcel known as #5200-0302-5019.**

Dear Ms. Von Spreckelsen,

Please allow this letter to serve as formal notification that on Monday, February 28, 2022 the Zoning Hearing Board of Springfield Township, Montgomery County, Pennsylvania approved your request for a continuance on the above listed zoning hearing board application until Monday, April 25, 2022.

Please feel free to contact me directly with questions you have or in the event that that the pending application needs to be revised or withdrawn.

Sincerely,



Mark A. Penecale  
Director of Planning & Zoning  
Springfield Township  
215-836-7600, ext. 1114

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:

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 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 Rosta Lynch*  
\_\_\_\_\_  
Applicant's Signature  
*Cathy Rosta 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 Rosate Murphy & William J Murphy*

Printed Name of Applicant

*Cathy Rosate Murphy*

Applicant's Signature and Date

*William J 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 Carlton 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 Carlton Way was 6.8% but that after the construction of Carlton 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 Carlton 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 Carolton 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 Carolton 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”**

15.00  
15.00  
5.00  
2.00

# DEED

This Indenture made the 15<sup>th</sup> 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  
+5.00  
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 <u>ll</u>

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 Carlton Way (50 feet wide), said point being 103.86 feet measured along the southwesterly side of Carlton 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 Carlton 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 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.

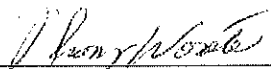
AND the said Grantors, their successors, heirs, executors and administrators do covenant, promise and agree to and with the said Grantees, their heirs and assigns by these presents, that the said Grantors, their heirs and successors, all and singular the hereditaments and premises hereby granted or mentioned 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. 1  
Mark E. Wood  
TOWNSHIP ENGINEER

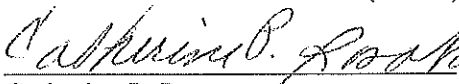
IN WITNESS WHEREOF the undersigned Grantors have executed this Deed the Day and year first above written.

WITNESS:

\_\_\_\_\_

  
\_\_\_\_\_  
Thomas Rosato  
(SEAL)

\_\_\_\_\_

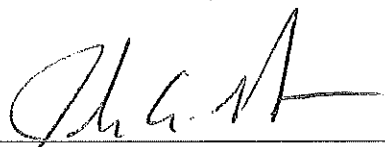
  
\_\_\_\_\_  
Catherine P. Rosato  
(SEAL)

COMMONWEALTH OF PENNSYLVANIA      SS:  
County of Montgomery

On this, the 25<sup>th</sup> 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:

  
\_\_\_\_\_  
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**

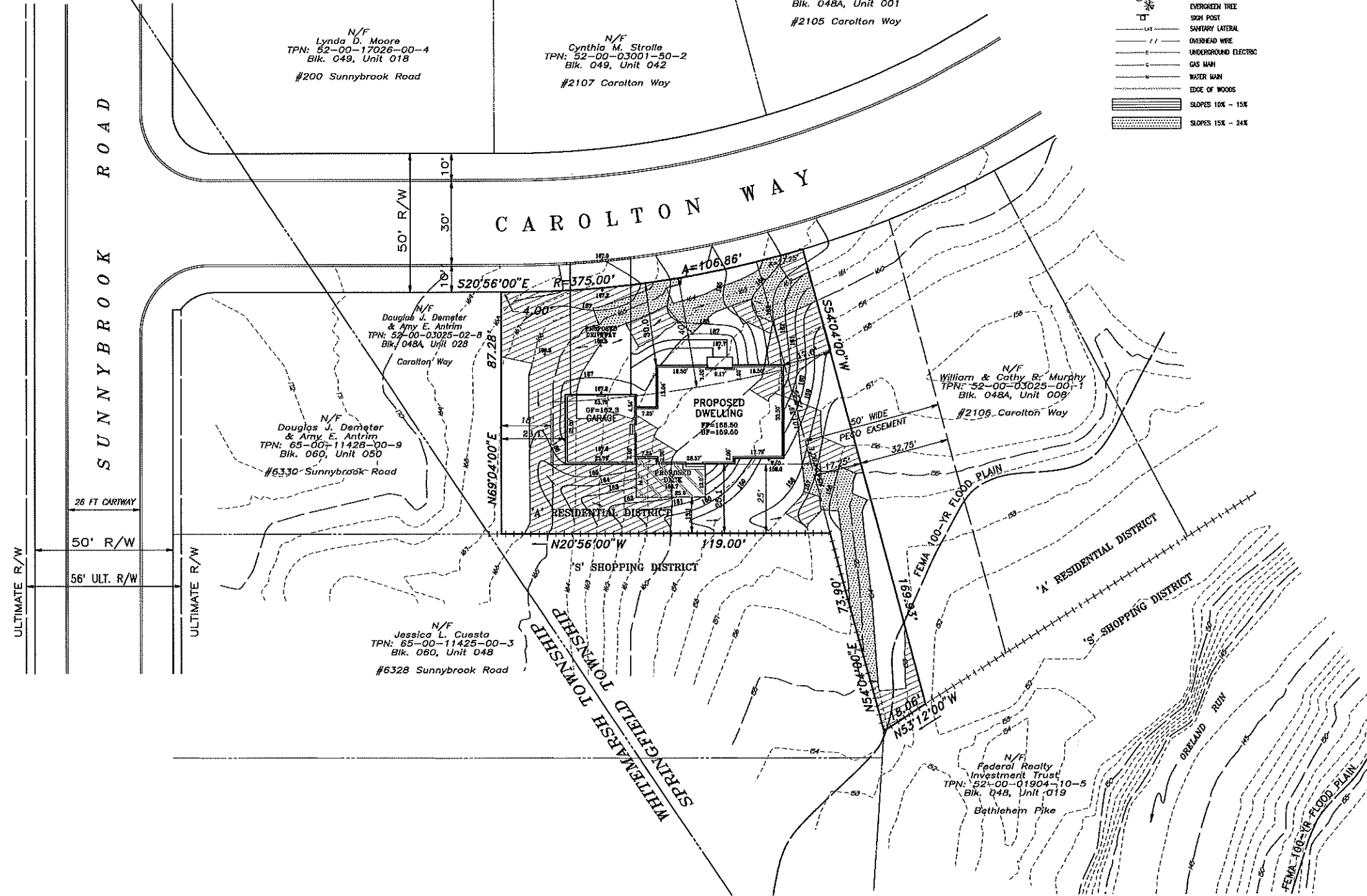


A faint circular stamp is visible on the left side of the lower section, partially overlapping a handwritten signature. The signature appears to be written in cursive and is mostly illegible due to fading.

**EXHIBIT “B”**

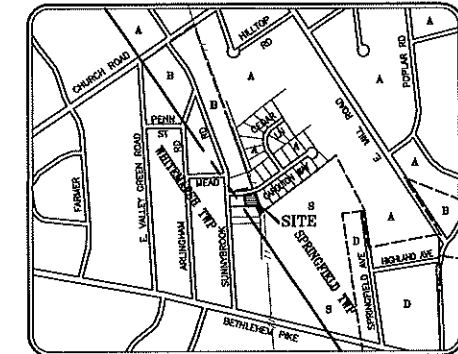


BEFORE YOU DO ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1774 FOR AGENCY LIST & CONTACT SHEET. NO ONE CALL REQUIRES YOUR SIGNATURE. YOU MUST BE LICENSED TO SIGN, SEAL, STAMP OR SIGNATURE.



### LEGEND

EXISTING		PROPOSED	
---305---	CONTOUR LINE	---305---	CONTOUR LINE
+ 11-355.85	FLOOR ELEVATION	+ 11-345.95	FLOOR ELEVATION
+ 364.2	SPOT ELEVATION	+ 364.2	SPOT ELEVATION
☐	FIRE HYDRANT		
⊕	UTILITY POLE		
○	GAS VALVE		
○	WATER VALVE		
○	SEWER CLEAN OUT		
○	WATER CURB STOP		
⊕	STORM SEWER V/ BLET		
○	DECADUOUS TREE		
○	EVERGREEN TREE		
⊕	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 %	2,375 S.F./18.8 %
LOT WIDTH, Min.	114-53.	75 FT.	106.66 FT.
<b>BUILDING SETBACKS:</b>			
FRONT YARD, Min.	114-54.A.(1)	40 FT.	30.0 FT.
SIDE YARD, Min.	114-54.B.(1)	12 FT./35 FT. Agr.	17.6 FT./40.7 FT. Agr.
REAR YARD, Min.	114-54.C.	25 FT.	25.1 FT.
ANG. DEPTH <100 FT	114-54.C.	15 FT.	101 FT. N/A
<b>STEEP SLOPES:</b>			
Avg. Slope	114-1281.	> 10 %	11.0 % (Avg.)
10%-15% Lot Area, Min.	114-1283.A.	1.3 x Min. Lot Area	
		1.3x12,500 = 16,250 S.F.	12,671 S.F. *
IMPERVIOUS COVER, Max.	114-1283.A.	3,601 S.F./30%	3,700 S.F./29.2%
<b>EARTH DISTURBANCE, Max.</b> 114-1283.A. 5,058 S.F./40% 85% [ESTIMATED]			
<b>BUILDING HEIGHT, Max.</b> 114-130A.(1) 40 FT. <40 FT.			
<b>ACCESSORY BUILDINGS:</b>			
SEMI-DETACHED BLDG.	114-131.B.(2)(b)	10 FT., Min.	
SIDE & REAR YARDS	[ 114-131.B.(2)(c)	7 FT., Combustible	
	[ 114-131.C.(2)(c)	4 FT., Non-Combustible	
HEIGHT	[ 114-131.B.(2)(d)	9 FT., Flat Roof	
	[ 114-131.C.(2)(d)	12 FT., Pitched Roof	
DECKS IN REAR YARD, Min.	114-131.C.(1)(c)	5 FT., Not Exceeding 4' High	
<b>OFF-STREET PARKING:</b> 114-134.A.(1) Two Spaces Two Spaces			
<b>FLOODPLAIN CONSERVATION DISTRICT:</b>			
DEFINITION	114-12A2.C.	FEMA ZONE AE	
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 ordinance, and additional area based on notes as described in Sec. 114-12A2A(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 Rosato, and William & Cathy Murphy, by Patricia Land Surveying dated January 2, 2001 and last revised June 8, 2001, Plan No. M-52-48A-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 (Urb8).
  - Public water and sanitary sewer facilities are located within Carolton Way.

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

SYMBOL	SOILS
Urb8	Urban land - Duffield complex, 0 to 8 percent slopes

**AVERAGE SITE SLOPE:**  
 AVERAGE 0.0023 x 1 x L  
 SLOPE = A  
 = 0.0023 x 1' x 1,397 LF.  
 = 0.2909 Ac.  
 = 11.0 %

### SLOPES TABLE

RATIO	SLOPE RANGE	CS AREA (Sq. Ft.)	POTENTIAL EROSION RISK
1:10	10% - 15%	4,908	UP TO 40% FOR LOTS WITH AVG. SLOPE 10-15%
1:15	15% - 25%	1,565	
1:25	25% - 35%	0	
1:35	>35%	0	
	W/IN SHADY SLOPES		

### EXISTING SITE DATA:

LOT AREA TO LEGAL R/W	12,671 S.F.
BUILDING AREA	2,375 S.F.
DECK AREA	314 S.F.
DRIVEWAY	645 S.F.
WALKS	168 S.F.
TOTAL IMPERVIOUS COVER	3,700 S.F.

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



COUNTY FRACEL, INC.  
 BLOCK - UNIT  
 52-00-03001-00-7  
 SITE ADDRESS  
 CAROLTON WAY  
 FLOURTOWN, PA 19311  
 DEED BOOK - PAGE  
 3578-01418

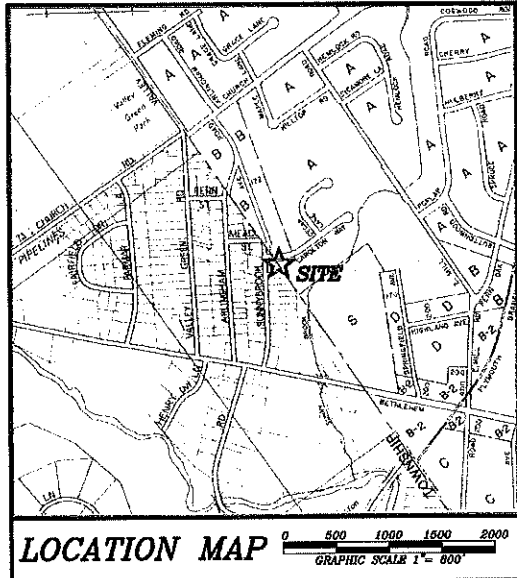
RECORD OWNER  
 WILLIAM MURPHY  
 & CATHY R. MURPHY  
 2106 CAROLTON WAY  
 FLOURTOWN, PA 19031

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 1000 W. MARKET STREET  
 MONTGOMERY, PA 19126  
 PHONE: 215-897-2165 FAX: 215-878-7791  
 E-MAIL: car@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 = 17,974 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 #136-01-521322 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 07 SEPTEMBER 1958 AND LAST REVISED 15 FEBRUARY 1959 BY A.W. MARTIN.  
INFORMATION SEARCH #104771-1 FOR 6330 SUNNYBROOK AVENUE DATED 10 MAY 2001 BY ROBERT CHAPLAN 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# 65-00-11426-00-8  
PARCEL# 52-00-90006-00-5  
WILLIAM J. AND CATHY MURPHY  
2106 CAROLTON WAY FLOURTOWN, PA 19031  
TAXMAP# M-52-48A-08  
PARCEL# 52-00-03025-00-1
- PROPERTY DOES NOT LIE WITHIN 100 YEAR FLOODPLAIN AS SHOWN ON FEMA INSURANCE RATE MAP #42091C0377E DATED 19 DECEMBER 1998.

**SUBDIVISION NOTES:**

- ZONING  
LOT #1 - 'B' RESIDENTIAL DISTRICT (WHITEMARSH TWP)  
REQUIRED PROPOSED  
MIN LOT AREA 10,000 SF 10,334 SF  
MIN LOT WIDTH (w/ BLDG SETBACK) 80 FT 81.1 FT  
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 30 % 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  
LOT #1 1,861 SF, 10 % 1,861 SF, 18 %  
LOT #2 N/A \*2,534 SF, 20 %  
LOT #3 1,355 SF, 8 % 1,353 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# 65-00-11426-00-8  
PARCEL# 52-00-90006-00-5  
WILLIAM J. AND CATHY MURPHY  
2106 CAROLTON WAY FLOURTOWN, PA 19031  
TAXMAP# M-52-48A-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 #2.**  
**LOT #1 IS ROSATO PROPERTY LESS PARCEL 'A'.**  
**LOT #3 IS MURPHY PROPERTY LESS PARCEL 'B'.**

- 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.
- 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 20-7 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 105-23b.1.(i) REQUIRING EXISTING FEATURES WITHIN 300 FT.  
b) RELIEF FROM CHAPTER 105-30.A AND 105-69.C REQUIRING ROAD WIDENING, AND SIDEWALKS IMPROVEMENTS.
- 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.
- NO NEW STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE EXCEPT AS PERMITTED BY WHITEMARSH TOWNSHIP.
- APPLICANT IS NOT, AT THIS TIME, OFFERING FOR DEDICATION ANY ADDITIONAL RIGHT OF WAY ALONG SUNNYBROOK AVENUE.
- 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 2<sup>ND</sup> DAY OF July 2001 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PA RESIDING IN Springfield Twp., 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 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 2<sup>ND</sup> DAY OF July 2001 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PA RESIDING IN Springfield Twp., 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 11<sup>TH</sup> DAY OF APRIL 2001.

ATTEST:

*Robert C. Keegan*  
SECRETARY  
*Mol W. Eild*  
PRESIDENT  
TOWNSHIP ENGINEER  
FOR THE TOWNSHIP OF SPRINGFIELD, PA.

THIS SUBDIVISION PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS 14<sup>TH</sup> DAY OF June 2001.

*William J. Murphy*  
CHAIRMAN  
*Thomas Rosato*  
SECRETARY

THIS SUBDIVISION PLAN WAS REVIEWED BY TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS 12<sup>TH</sup> DAY OF July 2001.

*William J. Murphy*  
TOWNSHIP ENGINEER

MCPC No. 088-1 01-028-1

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

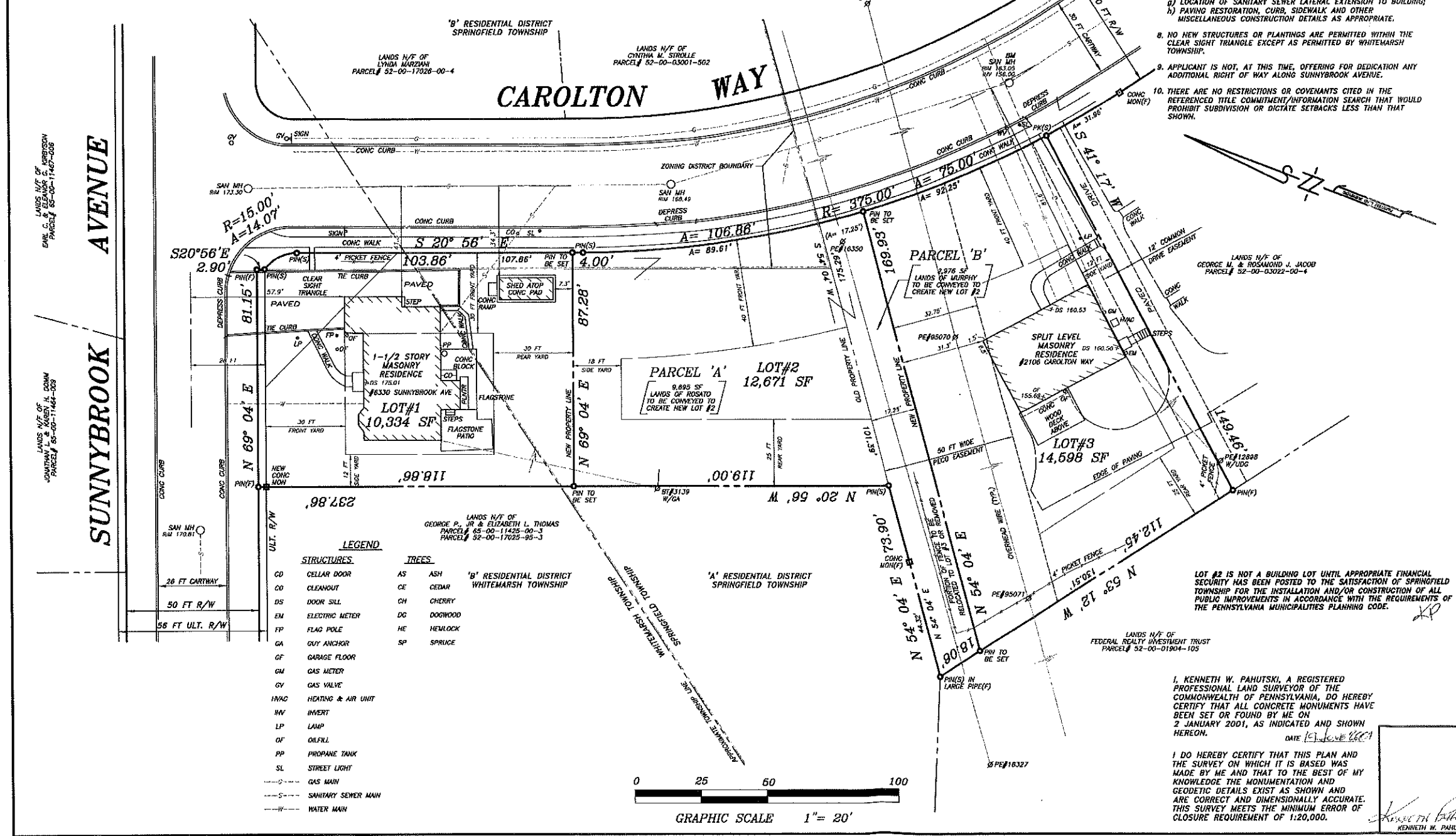
*William J. Murphy*  
CERTIFIED THIS DATE: 12/12/01  
SIGNATURE OF DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN DEED BOOK 12888, PAGE 12888.

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  
© COPYRIGHT PAHUTSKI LAND SURVEYING JANUARY 2001  
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.



**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  
500 BRADFORD ROAD  
ORLAND, PENNSYLVANIA 19075  
(215) 233-3822, FAX 233-4845

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

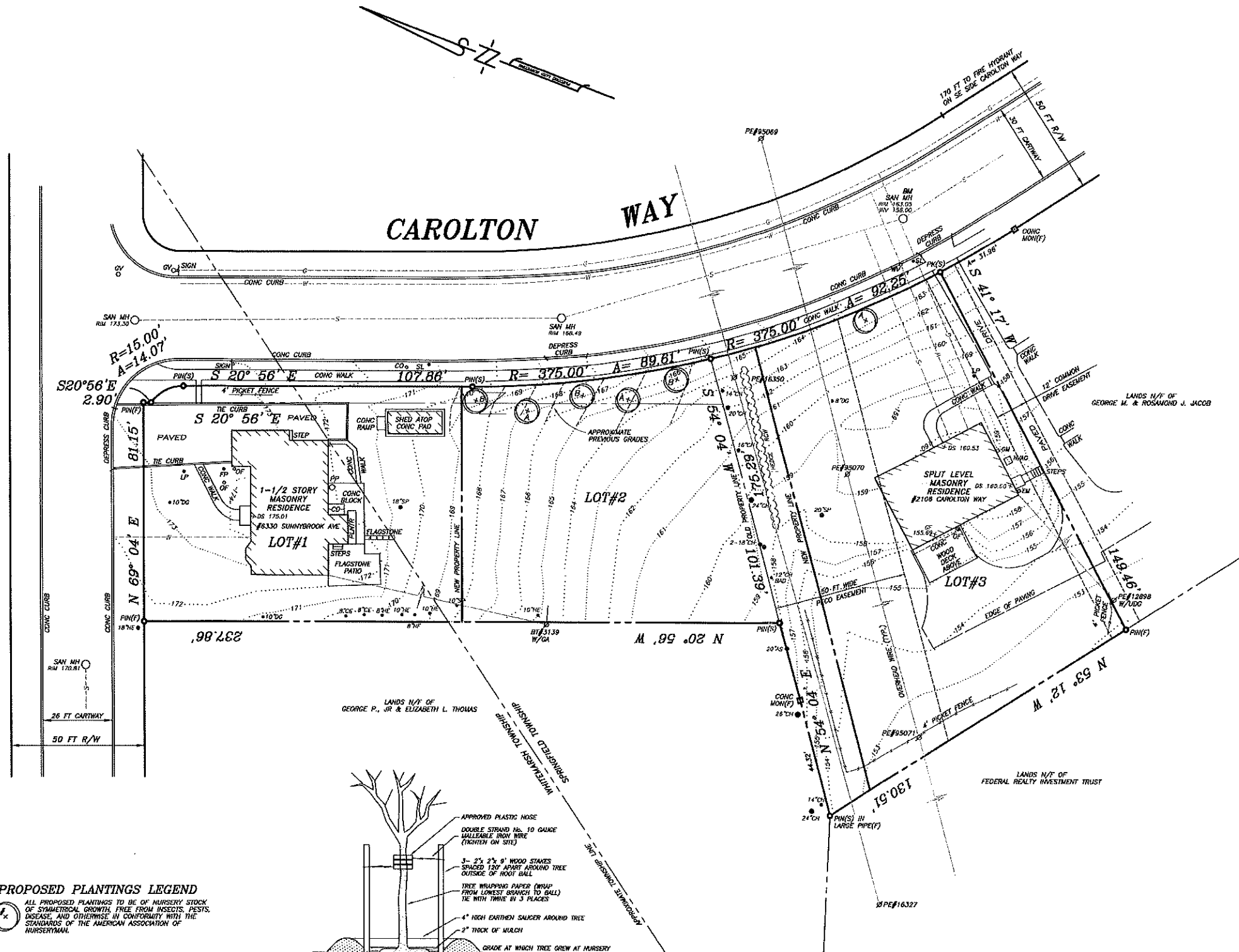
I, KENNETH W. PAHUTSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT ALL CONCRETE MONUMENTS HAVE BEEN SET OR FOUND BY ME ON 2 JANUARY 2001, AS INDICATED AND SHOWN HEREON. DATE 1/2/01

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  
PA LIC. #51-38947-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**

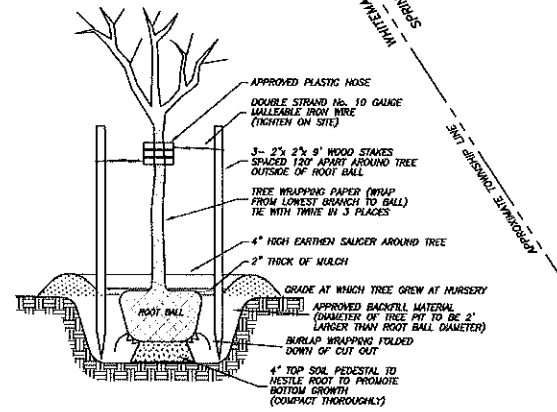
STRUCTURES		TREES	
CD	CELLAR DOOR	AS	ASH
CO	CLEANOUT	CE	CEBAR
DS	DOOR SILL	CH	CHERRY
EM	ELECTRIC METER	DC	DOGWOOD
FP	FLAG POLE	HE	HEMLOCK
GA	GUY ANCHOR	SP	SPRUCE
GF	GARAGE FLOOR		
GM	GAS METER		
GV	GAS VALVE		
HVAC	HEATING & AIR UNIT		
INV	INVERT		
LP	LAMP		
OP	OUTFILL		
PP	PROPANE TANK		
SL	STREET LIGHT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

**NOTES:**

1. LOT AREA = 20,029 SF (6330 SUNNYBROOK AVE)  
LOT AREA = 17,574 SF (2108 CAROLTON WAY)
2. 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 2108 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 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.
3. VERTICAL DATUM IS SPRINGFIELD TOWNSHIP SEWER DATUM.  
BENCHMARK IS INVERT SANITARY MANHOLE - ELEVATION 156.00.
4. SOILS DATA FROM SOILS SURVEY OF MONTGOMERY COUNTY (MAP 50)  
Mc - MADE LAND, LIMESTONE MATERIALS
5. AVERAGE SLOPE CALCULATIONS PER LOT:  
LOT #1 (0.0023/0.2372)(1.0)(638) = 6.2%  
LOT #2 (0.0023/0.2909)(1.0)(1491) = 11.8% (\*EXISTING)  
LOT #2 (0.0023/0.2909)(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).

**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.

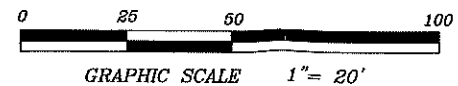


**DECIDUOUS TREE PLANTING DETAIL**

(N.T.S.)

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 FEED RIGHT OF WAY -50'  
NET STREET FRONTAGE 198'  
ONE STREET TREE PER 30' OF STREET FRONTAGE = 7  
LESS ONE EXISTING CHERRY TREE -1  
PROPOSED NUMBER OF NEW TREES 6



6 JUNE 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 15 MAY 2001  
27 MARCH 2001 - REVISED PER TOWNSHIP ENGINEER REVIEW DATED 5 FEBRUARY 2001  
© COPYRIGHT PAHUTSKI LAND SURVEYING JANUARY 2001  
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.

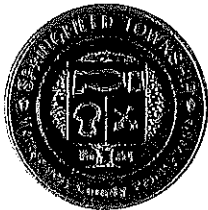
**EXISTING FEATURES PLAN**  
PREPARED FOR:  
**THOMAS & CATHERINE ROSATO  
WILLIAM & CATHY MURPHY**  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

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-62-48A-08



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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, April 25, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-06:** This is the application of **Karen Riveros**, owner of the property located at 7809 Beech Lane, Wyndmoor, PA 19038, known as Parcel #5200-0116-2001. The applicant has requested a dimensional variance from Section 114-131.C.2 of the Springfield Township Zoning Ordinance to allow for installation of a 76 square foot accessory building 2.66 feet from the rear property line. The required rear yard setback is 7 feet. The property is zoned within the C-Residential District of Ward #5 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. 22-06

DATE: 3/16/22

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Karen Riveros  
(Name of Applicant)

Of (Address) 7809 Beech Lane, Wyndmoor, PA 19038

(Telephone No.) 215-779-8281

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 C.2, of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 7809 Beech Lane, Wyndmoor, PA 19038

Petitioner's Interest in the property is Property Owner

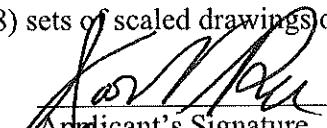
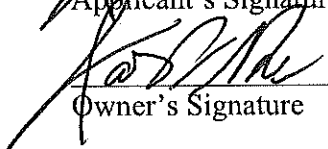
Present use of property Single Family Dwelling

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

The property owner proposes to remove an existing 76 sq. ft accessory building and replace it with a 200 sq. ft. accessory building on an existing concrete slab that is 32 inches from the rear property line. The proposed shed will match the rear yard setback of the shed to be removed. The proposed accessory building will conform to the side yard setbacks.

**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 # 798  
\$500.00

  
Applicant's Signature  
  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

---

---

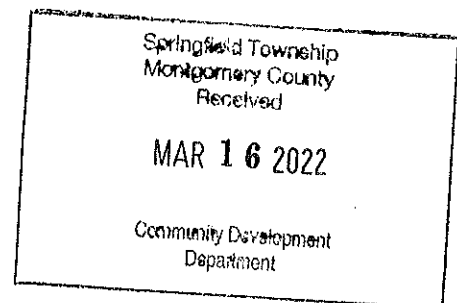
---

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.

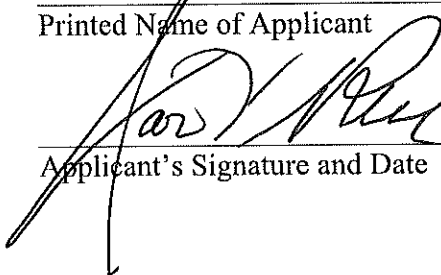
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

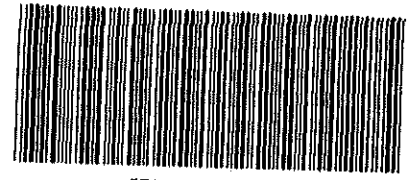
KAREN V. RIVEROS

Printed Name of Applicant

  
Applicant's Signature and Date



**DEED BK 6169 PG 00001 to 00003**  
**INSTRUMENT # : 2020004643**  
**RECORDED DATE: 01/17/2020 11:25:06 AM**



5724702-00220

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Jeanne Sorg*

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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

<b>Document Type:</b> Deed	<b>Transaction #:</b> 5976522 - 1 Doc(s)
<b>Document Date:</b> 01/13/2020	<b>Document Page Count:</b> 2
<b>Reference Info:</b>	<b>Operator Id:</b> msanabia
<b>RETURN TO: (Simplifile)</b> Rosner Settlement Services 2 Bala Plaza Suite 300 Bala Cynwyd, PA 19004 (215) 694-8919	<b>PAID BY:</b> ROSNER SETTLEMENT SERVICES

**\* PROPERTY DATA:**  
 Parcel ID #: 52-00-01162-00-1  
 Address: 7809 BEECH LN  
 WYNDMOOR PA  
 19038  
 Municipality: Springfield Township (100%)  
 School District: Springfield


**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT: \$215,000.00**

<b>FEEs / TAXES:</b>	
Recording Fee: Deed	\$86.75
State RTT	\$2,150.00
Springfield Township RTT	\$1,075.00
Springfield School District RTT	\$1,075.00
<b>Total:</b>	<b>\$4,386.75</b>

DEED BK 6169 PG 00001 to 00003  
 Recorded Date: 01/17/2020 11:25:06 AM

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



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
 52-00-01162-00-1 SPRINGFIELD TOWNSHIP  
 7809 BEECH LN  
 BELL HOWARD R IV  
 B 034 L 4 U 099 1101 01/13/2020

\$15.00  
 HW

Prepared by and Return to:

Rosner Settlement Services, Two Bala Plaza, Suite 300, Bala Cynwyd PA 19004

Parcel # 52-00-01162-00-1

### SPECIAL WARRANTY DEED

This Indenture, made this 13<sup>th</sup> day of January 2020 **BETWEEN HOWARD R. BELL IV** ("Grantor"), of the one part, and **KAREN RIVEROS** ("Grantee"), of the other part.

**WITNESSETH**, that the Grantor, in consideration of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in hand paid and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns,

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and State of Pennsylvania and bounded and described according to a Survey and Plan thereof, made by Barton & Martin, Engineers, Philadelphia, Pa., on the thirtieth day of October A.D. 1948 as follows, to wit:

**BEGINNING** at a point on the Northeast side of Beech Lane (fifty feet wide) at the distance of six hundred and eighty three and thirty eight one hundredths feet Northwestward from the Northwest side of Mermaid Avenue (fifty feet wide); thence extending North fifty degrees fourteen minutes thirty seconds West along the said Northeast side of Beech Lane, forty five and fifteen one hundredths feet to a point; thence extending North thirty nine degrees forty five minutes thirty seconds East one hundred and eighteen and ninety nine one hundredths feet to a point; thence extending South fifty one degrees forty two minutes East forty five and sixteen one hundredths feet to a point; thence extending South thirty nine degrees forty five minutes thirty seconds West one hundred and twenty and fourteen one hundredths feet to a point on the said Northeast side of Beech Lane, the first mentioned point and place of beginning.

Being Parcel No. 52-00-01162-00-1 and known as 7809 Beech Lane, Wyndmoor, PA 19038.

**TOGETHER** with the free and common use, right, liberty and privilege of a certain eight feet wide driveway laid out on these premises and the premises adjoining to the Southeast as and for a driveway and passageway at all times hereafter forever, in common with the owners tenants and occupiers of the other lot of ground adjoining to the Southeast and entitled to the use thereof.

Being the same premises which Phyllis M. Patricco, Executrix of the Estate of Elizabeth C. Burzynski, by Indenture recorded on November 12, 2015 in the Office for the Recorder of Deeds in and for Montgomery County, Deed Book 5978, Page 332, granted and conveyed unto Howard R. Bell IV.

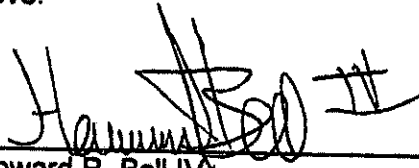
TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in, and to the same.

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

And the said Grantor, his heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee and her heirs and assigns, and against the said Grantor and his 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 UNDER and SUBJECT as aforesaid, Specially Warrant and forever Defend.

IN WITNESS WHEREOF, the party of the first part hereunto sets his hand and seal. Dated the day and year first written above.

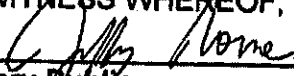
SEALED AND DELIVERED,  
In the Presence of us:

  
\_\_\_\_\_  
Howard R. Bell IV

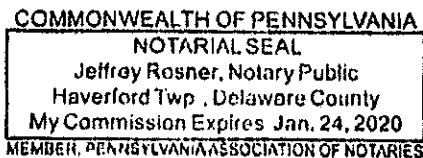
Commonwealth of Pennsylvania  
County of Montgomery

On this 13<sup>th</sup> day of January 2020, before me, the undersigned officer, personally appeared Howard R. Bell IV known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public  
(SEAL)

My Commission Expires: 1-24-2020



The precise residence and complete post office address of the Grantee is  
7807 Beech Lane Wyndmoor PA 19038

On behalf of Grantee 

### **Section 114-131.C.(2) Rear Yards**

**(2)** In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:  
[Amended 5-9-1984 by Ord. No. 724]

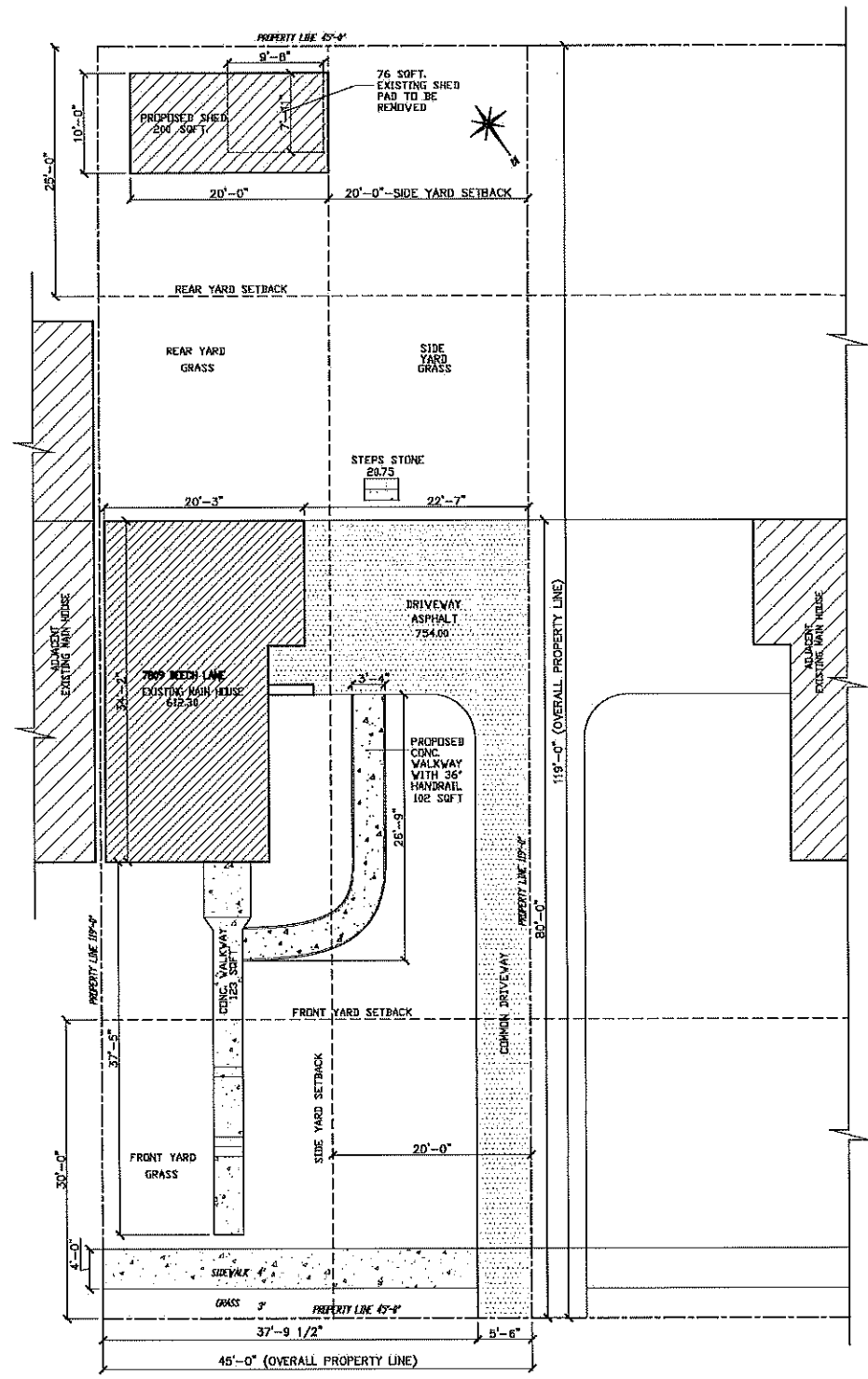
**(a)** Entirely separated from the main building.

**(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 rear 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.





BEECH LANE

ZONING INFORMATION  
 7809 BEECH LANE  
 ZONING: C RESIDENTIAL-SINGLE FAMILY (RC R3)  
 PARID: 52-00-01162-00-1  
 MUNICIPALITY: SPRINGFIELD TOWNSHIP  
 TOTAL LOT SQFT. 45'x119'=5,355.00 SQFT.

5 PLUMBING SINGLE LINE DISCHARGE RISER  
 1/4" = 1'-0"

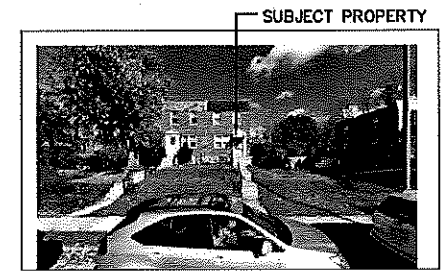
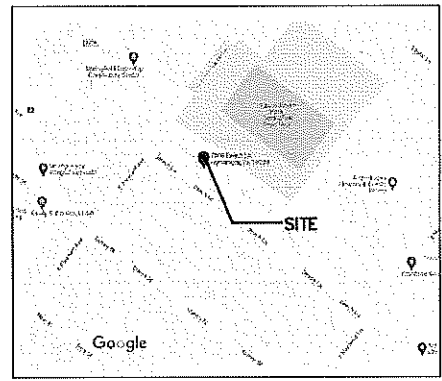


PHOTO COURTESY OF GOOGLE MAP



7809 BEECH LANE  
 SPRINGFIELD, PA 19038  
 PHOTO COURTESY OF GOOGLE MAP

**BUILDING OWNER:**  
 KAREN RIVEROS  
 7809 BEECH LANE  
 SPRINGFIELD, PA 19038

**DRAWING LIST**

SP1 SITE PLAN

STATE: PENNSYLVANIA  
 MUNICIPALITY: SPRINGFIELD TOWNSHIP

CODE REFERENCES  
 2015 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

**ZONING INFORMATION**

TX MAP ID = 52034 099  
 CURRENT ZONING C -SINGLE FAMILY (R3)  
 LOT SIZE = 5355 SQFT.  
 LOT NUMBER = 4  
 COUNTY = 377  
 MUNICIPALITY = 469

**SCOPE OF PROJECT**

PROPOSED PREBUILT ACCESSORY REAR SHED  
 SIZE 10'-0" x 20'-0" 200 SQFT  
 FOUNDATION AS RECOMMENDED PER MANU.  
 NEW PROPOSED CONCRETE WALKWAY AT  
 SIDEYARD

Calculation of Impervious Surface			
LOT AREA (SQUARE FOOTAGE)			5355.00
EXISTING IMPERVIOUS SQUARE FOOTAGE	Width	Length	Area - Square Footage
House	20'-3"	34'-2"	612
Additions	N/A	N/A	N/A
Patio & Walkways	VARIOUS	VARIOUS	143
Accessory Structures (i.e. tool shed, detached garage, etc.)	9'8"	7'11"	76(to be removed)
Swimming Pool			
D In-ground D Above-ground	N/A	N/A	N/A
Sidewalk (portion on lot)	4'-0"	37'-9 1/2"	162
Driveway/ Driveway Apron (portion on lot)	VARIOUS	80'-0"	754.00
OTHER:			
TOTAL EXISTING IMPERVIOUS SQUARE FOOTAGE/PERCENTAGE OF LOT AREA			1737 32.43%
PROPOSED IMPERVIOUS SURFACE	Width	Length	Area - Square Footage
Structure	10'-0"	20'-0"	200
Driveway	N/A	N/A	N/A
Patio & Walkway	9'-4"	20'-8"	192
Swimming Pool			
D In-ground D Above-ground	N/A	N/A	N/A
OTHER:			
TOTAL NEW PROPOSED IMPERVIOUS SURFACE SQUARE FOOTAGE/ PERCENTAGE OF LOT AREA			226 4.2%
COMBINED TOTAL OF IMPERVIOUS SURFACE OF LOT AREA SQUARE FOOTAGE/ PERCENTAGE			1963 36.66%

COVER SHEET  
 CODE OUTLINE

7809 BEECH LANE  
 SPRINGFIELD, PA 19038

SP1



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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, April 25, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-07:** This is the application of **Michael Wilson**, owner of property located at 116 Redford Road, Oreland, PA 19075, known as Parcel #5200-1543-0007. The applicant seeks a dimensional variance from Section 114-64.B.1 of the Springfield Township Zoning Ordinance. The applicant has requested approval to construct an addition to the existing single family dwelling that will reduce the required 10 foot side yard setback to 5 feet. In addition the aggregate side yard setback will be reduced from 31 feet to 21 feet in width. The property is zoned within the B-Residential District of Ward #3 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](https://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. 22-07

DATE: 03/30/2022

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Michael Wilson  
(Name of Applicant)

Of (Address) 116 Redford Road, Oreland PA 19075

(Telephone No.) 610-841-6134

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

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

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

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

  X   Other (please specify) A dimensional variance from Section 114-64.B (1)

The property concerned is located at 116 Redford Road, Oreland PA 19075

Petitioner's Interest in the property is Homeowner

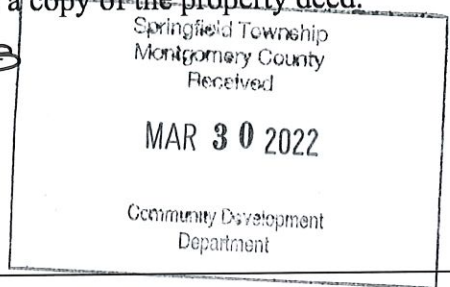
Present use of property Primary Residence

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.

The applicant would like to construct an addition on the side of his house measuring 10-ft in width. The present side yard on this side of the home is 15-ft. The addition will reduce this side yard to 5-ft in width. The applicant has elected to build this side addition for a few reasons: 1. to provide extra space for his family without creating a large and expensive back addition, 2. to more easily connect to the sanitary line on this side of the residence, and 3. to preserve all other yard setback requirements. It is my sincere belief that this addition project will improve both this property and the neighborhood.

**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 # 1028  
\$ 500.00



*[Handwritten Signature]*  
Applicant's Signature

*[Handwritten 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.

**Michael Wilson**

Printed Name of Applicant

*Michael Wilson* 3/30/2022

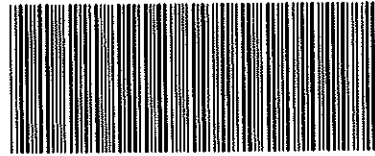
Applicant's Signature and Date



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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

**DEED BK 6264 PG 01483 to 01487.1**  
INSTRUMENT # : 2022011873  
RECORDED DATE: 01/31/2022 07:40:33 AM



6054534-00220

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

**Document Type:** Deed  
**Document Date:** 12/06/2021  
**Reference Info:**

**Transaction #:** 6497606 - 2 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** dawhitner

**RETURN TO:** (Simplifile)  
FRANK X. BENNETT, ESQ.  
150 E Swedesford Rd Ste 204  
Wayne, PA 19087-1458  
(610) 688-7985

**PAID BY:**  
FRANK X BENNETT ESQ

**\* PROPERTY DATA:**

Parcel ID #: 52-00-15430-00-7  
Address: 116 REDFORD RD  
  
ORELAND PA  
19075  
Municipality: Springfield Township (100%)  
School District: Springfield

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$1.00  
**TAXABLE AMOUNT:** \$0.00  
**FEES / TAXES:**  
Recording Fee:Deed \$86.75  
Affidavit Fee \$1.50  
**Total:** \$88.25

DEED BK 6264 PG 01483 to 01487.1  
Recorded Date: 01/31/2022 07:40:33 AM

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



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

(1 of 2)

Prepared by and return to:  
Frank X. Bennett, Esquire  
150 E. Swedesford Road  
Wayne, PA 19087  
Ph: (610) 688-7985

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-15430-00-7 SPRINGFIELD TOWNSHIP  
116 REDFORD RD  
WILSON MICHAEL  
B 081 L 194 U 101 1101 01/09/2022

\$15.00  
HW

PIN 52-00-15430-00-7

21372 WILSON

Fee Simple Deed

**This Indenture** Made the 6<sup>th</sup> day of DECEMBER in the year of our  
Lord, two thousand and twenty-one (2021).

**Between**

MICHAEL WILSON

(hereinafter called the Grantor), of the one part,

and

MICHAEL B. WILSON and KRISTEN WILSON,  
husband and wife

(hereinafter called the Grantee), of the other part,

**Witnesseth** That the said Grantor, for and in consideration of the sum of  
ONE No/100 dollars (\$1.00)  
lawful money of the United States of America, unto him/her/them well and truly paid by  
the said Grantee, at or before sealing and delivery hereof, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold, released and confirmed, and by these  
presents does grant, bargain and sell, release and confirm unto the said Grantee,  
his/her/their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground known as:

116 REDFORD ROAD  
City/Township/Borough of SPRINGFIELD  
County of MONTGOMERY  
Pennsylvania  
PIN 52-00-15430-00-7

(SEE ATTACHED LEGAL DESCRIPTION)

\*\* THIS IS A TRANSFER TAX EXEMPT CONVEYANCE BETWEEN HUSBAND AND WIFE.



(1 of 2)

Prepared by and return to:  
Frank X. Bennett, Esquire  
150 E. Swedesford Road  
Wayne, PA 19087  
Ph: (610) 688-7985

PIN 52-00-15430-00-7

*Fee Simple Deed*

21372WILSON

**This Indenture** Made the 6<sup>th</sup> day of DECEMBER in the year of our Lord, two thousand and twenty-one (2021).

**Between** MICHAEL WILSON

(hereinafter called the Grantor), of the one part,

**and** MICHAEL B. WILSON and KRISTEN WILSON,  
husband and wife

(hereinafter called the Grantee), of the other part,

**Witnesseth** That the said Grantor, for and in consideration of the sum of  
ONE No/100 dollars (\$1.00)

lawful money of the United States of America, unto him/her/them well and truly paid by the said Grantee, at or before sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his/her/their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground known as:

116 REDFORD ROAD  
City/Township/Borough of SPRINGFIELD  
County of MONTGOMERY  
Pennsylvania  
PIN 52-00-15430-00-7

(SEE ATTACHED LEGAL DESCRIPTION)

**\*\* THIS IS A TRANSFER TAX EXEMPT CONVEYANCE BETWEEN HUSBAND AND WIFE.**

## LEGAL DESCRIPTION

*ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in in the Township of Springfield, County of Montgomery and State of Pennsylvania, known as Lot No. 194 on a Plan called "Sunnybrook-North Hills", made for Sunnybrook, Inc., dated June 1, 1946, by Barton and Martin, Engineers, and recorded at Norristown, Pennsylvania, in Plan Book No. 1680-A page 55, and more particularly bounded and described as follows, to wit:*

*SITUATE on the Southeasterly side of Redford Road (50 feet wide) at the distance of 490.40 feet measured Southwestwardly from its intersection with the Southwesterly side of Bruce Road (50 feet wide) (both lines produced).*

*CONTAINING in front or breadth on the said Southeasterly side of Redford Road 60 feet, and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said side of Redford Road, 135 feet.*

*BEING the same premises which Maria Mascaro, by Indenture bearing date the 12<sup>th</sup> day of October, A.D. 2009 and recorded the 21<sup>st</sup> day of October, A.D. 2009 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5747 page 2415, granted and conveyed unto Michael Wilson, in fee. And the said Michael Wilson is also known as Michael B. Wilson.*

*BEING PARCEL NUMBER 52-00-15430-00-7*

*Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in 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 the said grantor, as well as 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 to be so, with the appurtenances, unto the said Grantee, his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee, his/her/their heirs and assigns forever.*

*And the said Grantors, their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, his/her/their heirs and assigns, by these presents, that the said Grantors and his/her/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, his/her/their heirs and assigns, against the said Grantor and his/her/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 hand and seal.  
Dated the day and year first above written.*

*Sealed and Delivered  
IN THE PRESENCE OF US:*

}  
}  
}  
}  
}  
}  
}  
}  
}  
}

  
\_\_\_\_\_  
MICHAEL WILSON

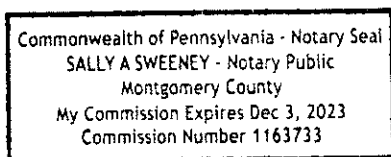
  
\_\_\_\_\_  
aka MICHAEL B. WILSON

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Montgomery

On this, the 6<sup>th</sup> day of DECEMBER, A.D., 2021, before me, a notary public, the undersigned Officer, personally appeared MICHAEL WILSON aka MICHAEL B. WILSON, known (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose herein contained.

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

Sally A Sweeney 12-3-2023  
Notary Public My Commission Expires



Grantor: MICHAEL WILSON

## DEED

Grantee: MICHAEL B. WILSON and KRISTEN WILSON,  
husband and wife

I hereby certify that the precise address of the grantees herein is:

116 REDFORD ROAD  
ORELAND, PA 19075

BY (buyer/agent): Michael Wilson  
Michael Wilson

Please record and return to:  
FRANK X. BENNETT, ESQ.,  
610-688-7985 phone

150 E. Swedesford Road,  
888-610-0488 fax

Wayne, PA 19087  
Our File No.: 21372WILSON

Jim Mcnerney  
114 Redford Road  
Oreland, PA 19075

March 29, 2022

To Whom It May Concern,

I am writing to inform the Springfield Township Zoning Hearing Board that I am aware of the addition project that my immediate neighbor, Michael Wilson of 116 Redford Road, is planning.

I understand that the construction of the proposed addition at 116 Redford Road will reduce the side yard from 15-ft to 5-ft along the property line adjoining our lots.

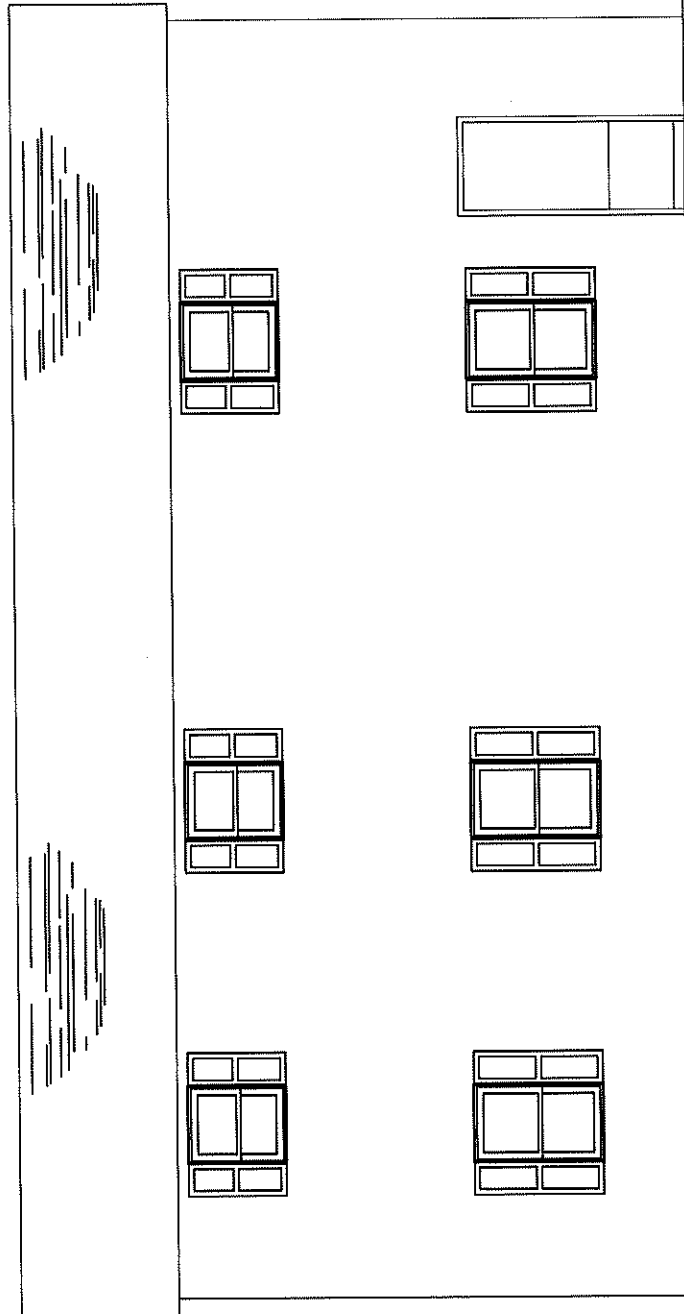
In the end I believe that the project Michael is proposing will improve both his property and the surrounding neighborhood. Like Michael, I am a longtime Springfield Township resident and would oppose any projects that I felt would negatively impact my community.

I support Michael's project and the zoning variance he seeks.

Sincerely,

 3-29-22  
114 REDFORD RD.  
Jim Mcnerney

PROPERTY LINE

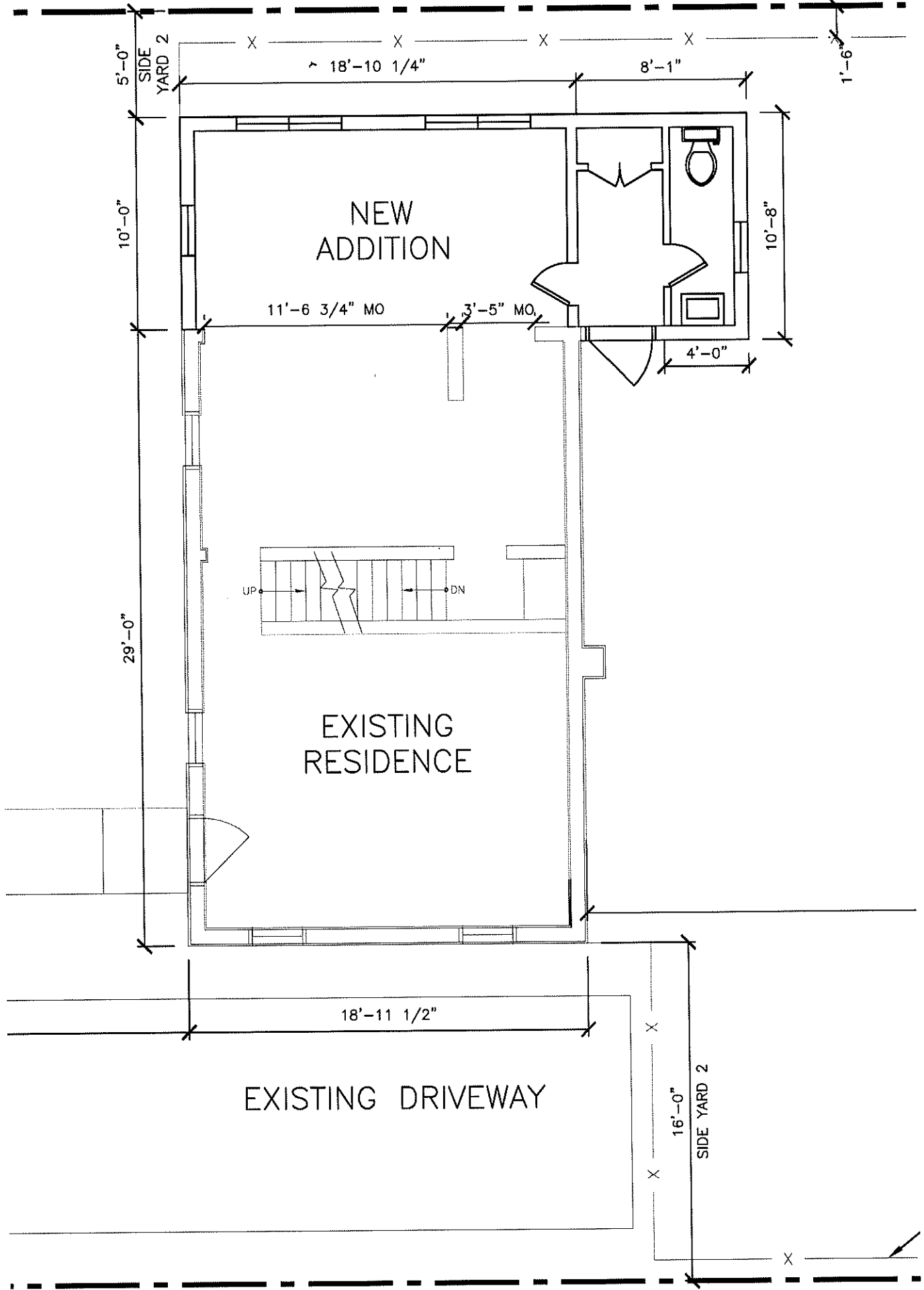


29'-0"  
EXISTING RESIDENCE

10'-0"  
NEW ADDITION

PROPERTY LINE

PROPERTY LINE



EXISTING DRIVEWAY

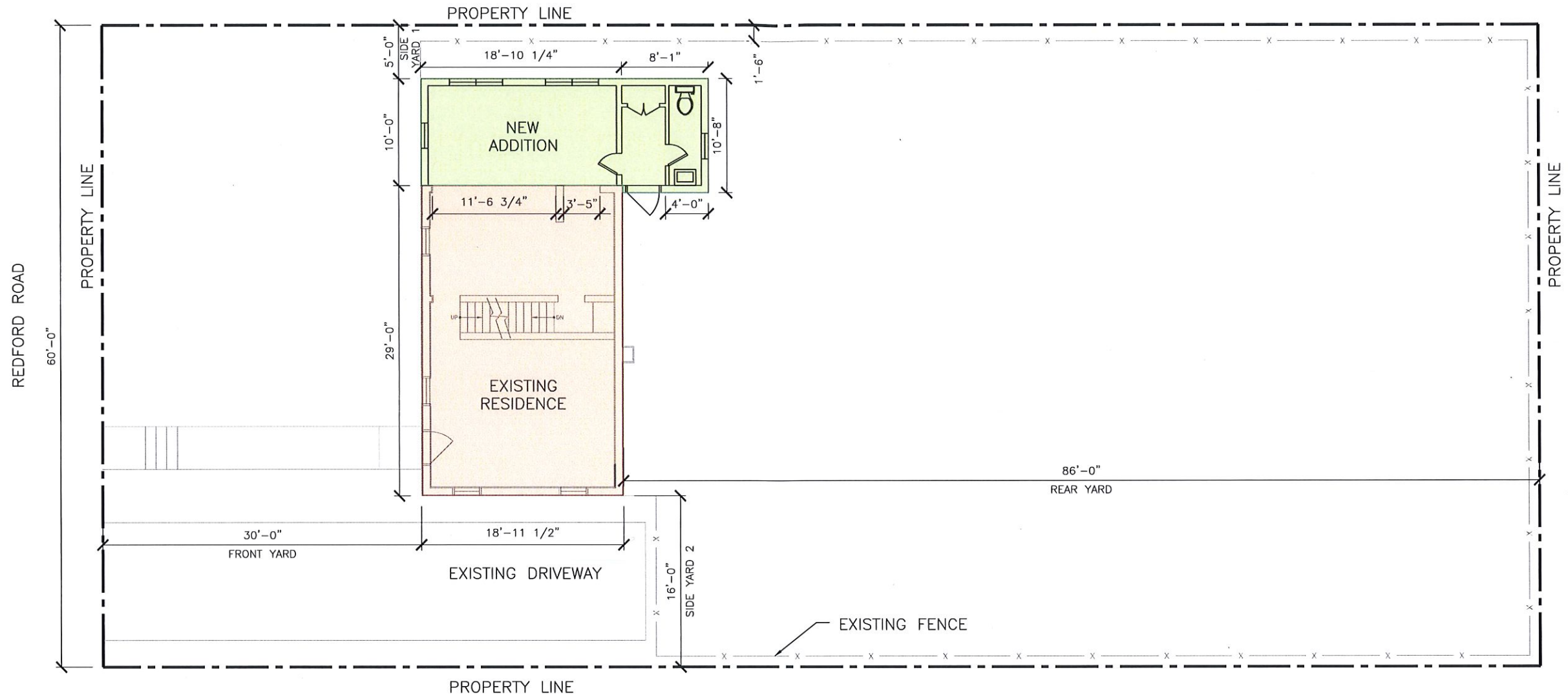
NEW  
ADDITION

EXISTING  
RESIDENCE

UP

DN

PROPERTY LINE



1 PLAN  
G-101 SCALE: 3/16" = 1'-0"



2 ELEVATION  
G-101 SCALE: 1/4" = 1'-0"

PROPERTY ADDRESS	116 REDFORD ROAD ORELAND, PA 19075
ZONING DISTRICT	B RESIDENTIAL
LOT WIDTH	60-FT
LOT DEPTH	135-FT
LOT AREA	8,100 SF
<b>YARD SETBACKS</b>	
REQUIRED FRONT	30-FT
PROVIDED FRONT	30-FT
REQUIRED REAR	25-FT
PROVIDED REAR	86-FT
REQUIRED SIDE 1	10-FT
PROVIDED SIDE 1	5-FT
REQUIRED SIDE 2	10-FT
PROVIDED SIDE 2	16-FT
REQUIRED AGGREGATE SIDE	25-FT
PROVIDED AGGREGATE SIDE	21-FT

SEAL(S)

# ZONING PLAN AND ELEVATION

FOR  
WILSON RESIDENCE  
116 REDFORD ROAD  
ORELAND, PA  
MONTGOMERY COUNTY, PENNSYLVANIA

DATE: 03-30-2022  
DRAWN: MBW  
REVIEWED: -  
SCALE: AS NOTED  
PROJECT ID:

SHEET 1 OF 1

**G-101**

REV	DATE	DESCRIPTION	BY





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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, April 25, 2022** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #22-08:** This is the application of **Danial & Megan Bangert**, owners of property located at 8401 Henry Way, Glenside, PA 19038 known as Parcel #5200-1851-5099. The applicants seek a dimensional variance from Section 114-45.D of the Springfield Township Zoning Ordinance. The applicants have requested approval to construct a 844 square foot deck to the rear of the existing single family dwelling that will increase the building coverage on the property to 16.6% of the total lot area. The property is limited to a maximum of 15% building coverage. The property is zoned within the AA-Residential District, Alternate Design, of Ward #7 of Springfield Township.

A copy of the application and information submitted for this application 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. 22-08

DATE: 3/31/2022

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Dan & Megan Bangert  
(Name of Applicant)

Of (Address) 8401 Henry Way, Glenside, PA 19038

(Telephone No.) 610-513-9670

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

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

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

  X   A **variance** from the requirements set forth in Article 114, Section 45,  
Subsection D, of the Springfield Township Zoning Code.

         Other (please specify)         

The property concerned is located at 8401 Henry Way, Glenside, PA 19038

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling



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

See Attached

---

---

---

---

---

---

---

---

**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 # 1617  
\$500.00

Case # 22-08

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.

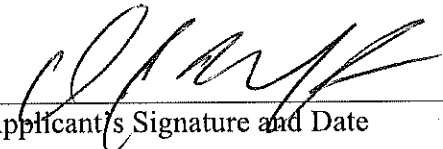
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

**Dan Bangert**

Printed Name of Applicant

  
Applicant's Signature and Date

**Prepared by and Return to:**

**Crescent Abstract, LLC**  
1221 West Chester Pike, Suite 100  
West Chester, PA 19382  
(800) 939-6491

**File No. CRF21-142**

**Parcel No. 52-00-18515-09-9**

**Premises:**  
8401 Henry Way  
Glenside, PA 19038  
Montgomery County

**This Indenture, made the 8th day of October, 2021,**

**Between**

**Foxlane Homes at Laverock, LLC, a Pennsylvania Limited Liability Company (hereinafter called the Grantors), of the one part, and**

**Daniel James Bangert, Jr and Megan Loughney Bangert, husband and wife, as tenants by the entirety (hereinafter called the Grantees), of the other part,**

Witnesseth, that the said Grantors for and in consideration of the sum of ONE MILLION THIRTY SEVEN THOUSAND SEVEN HUNDRED SEVENTEEN AND 00/100 (\$1,037,717.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as tenants by the entirety.

ALL THAT CERTAIN tract or parcel of ground situate in Springfield Township, Montgomery County, Pa. as shown on Subdivision and Land Development Plan for Laverock Springfield prepared for Fox Lane Homes at Laverock dated 8/19/2020 and recorded 9/8/2020 in Plan Book 53 Page 461 as follows to wit:

BEGINNING at a point on the northeasterly side of Henry Way a corner of this and Lot No. 20 on the above plan; thence extending along Henry Way on the arc of a circle curving to the right having a radius of 200.00 the Arc distance of 263.62 feet to a point a corner of Lot No. 18 on the above plan; thence extending along Lot No. 18 South 53 degrees 52 minutes 05 seconds East 193.65 feet to a point in line of Lot No. 20 aforesaid; thence extending along Lot No. 20 South 36 degrees 07 minutes 57 seconds West 150.00 feet to a point on the aforesaid side of Henry Way the first mentioned point and place of beginning.

BEING Lot No. 19.

Being part of the same premises which Hansen-Lloyd, LP by Deed dated 8/26/2020 and recorded 9/8/2020 in Montgomery County in Deed Book 6192 Page 1269 conveyed unto Foxlane Homes at Laverock, LLC., in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, as well at law as in equity, of, in and to the same.

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

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:


Foxlane Homes at Laverock, LLC,  
a Pennsylvania Limited Liability Company

By:   
Joseph P. Morrissey, Manager

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On this, the 8<sup>th</sup> day of October, 2021, before me, the undersigned officer, personally appeared Joseph P. Morrissey, who acknowledged himself (herself) to be the Manager of Foxlane Homes at Laverock, LLC, a Limited Liability Company, and that he (she) as such Manager, being authorized to do so, executed foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself (herself) as Manager.

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

  
Signature:



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

8401 Henry Way, Glenside, PA 19038

  
On behalf of the Grantees



<p>Deed</p>	<p>Parcel No. 52-08-18515-09-9</p> <p>Foxlane Homes at Laverock, LLC</p> <p>TO</p> <p>Daniel James Banger, Jr and Megan Loughney Banger</p>	<p>Crescent Abstract, LLC 1221 West Chester Pike, Suite 100, West Chester, PA 19382</p>
-------------	---	---

THIS DEED IS VOID AND OF NO EFFECT UNLESS IT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF CHESTER COUNTY, PENNSYLVANIA, WITHIN THE TIME FRAME SPECIFIED IN THE INSTRUMENT.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Chester, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public for Chester County, Pennsylvania  
My Commission Expires \_\_\_\_\_, 20\_\_



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

Eddie T. Graham  
*President*

James M. Lee  
*Vice President*

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

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joella Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

Mr. Daniel J. Bangert  
8401 Henry Way  
Glenside, PA 19038

March 22, 2022

Re: Building Permit Application for a Deck at 8401 Henry Way, Glenside, PA.

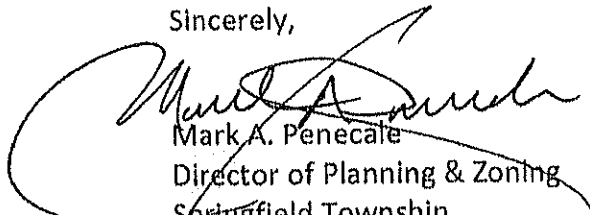
Dear Mr. Bangert,

This letter is sent to inform you that the Building Permit Application submitted for the construction of a 844 square foot deck addition to your home at 8401 Henry Way, Glenside, PA will not be approved at this time.

The reason the application has been denied is due to the 15% Building Coverage Limitation imposed on properties zoned within AA-Residential District and approved for the Alternative Design Standards of Section 114.45.D of the Springfield Township Zoning Ordinance. The property is limited to a maximum of 3,228 square feet of building coverage. The addition of an 844 square foot deck would increase the building coverage on the property to 3,576 square feet or 16.6% of the total lot area. The proposed deck would have to be reduced in size by 348 square feet or a dimensional variance would have to be obtained from Section 114.45.D of the Springfield Township Zoning Ordinance.

A copy of this letter will also be sent to your builder. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

  
Mark A. Penecale  
Director of Planning & Zoning  
Springfield Township  
File Copy (2)

Deck  
site plan



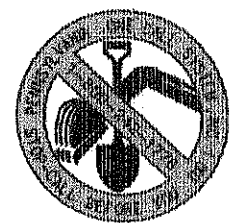




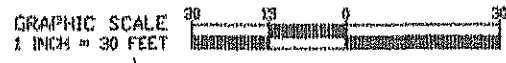
55  
193-65  
284

**LEGEND**

- WLAT: PROPOSED WATER LATERAL
- SLAT: PROPOSED SANITARY SEWER LATERAL
- 265: PROPOSED CONTOUR
- x 0.479: PROPOSED SPOT ELEVATION
- FF: PROPOSED FINISHED (FIRST) FLOOR
- TW: PROPOSED TOP OF WALL (FOUNDATION)
- GF: PROPOSED GARAGE FLOOR (AT WEATHER LIP/EDGE OF PAVE)
- BF: PROPOSED BASEMENT FLOOR
- ○ ○ ○ ○: PROPOSED LIMIT OF DISTURBANCE



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



**NOTES:**

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

**IMPERVIOUS SURFACE SUMMARY**

	PROPOSED HEREON
BASE HOUSE:	2,582 S.F. *
FRONT PORCH:	150 S.F. *
REAR DECK:	N/A *
REAR DECK STEPS:	N/A
WELLED EXIT:	N/A
DRIVEWAY (TO R/W LINE):	1,233 S.F.
LEAD WALK:	± 229 S.F.
	4,194 S.F.

\* INCLUDED IN PROPOSED BUILDING COVERAGE AREA

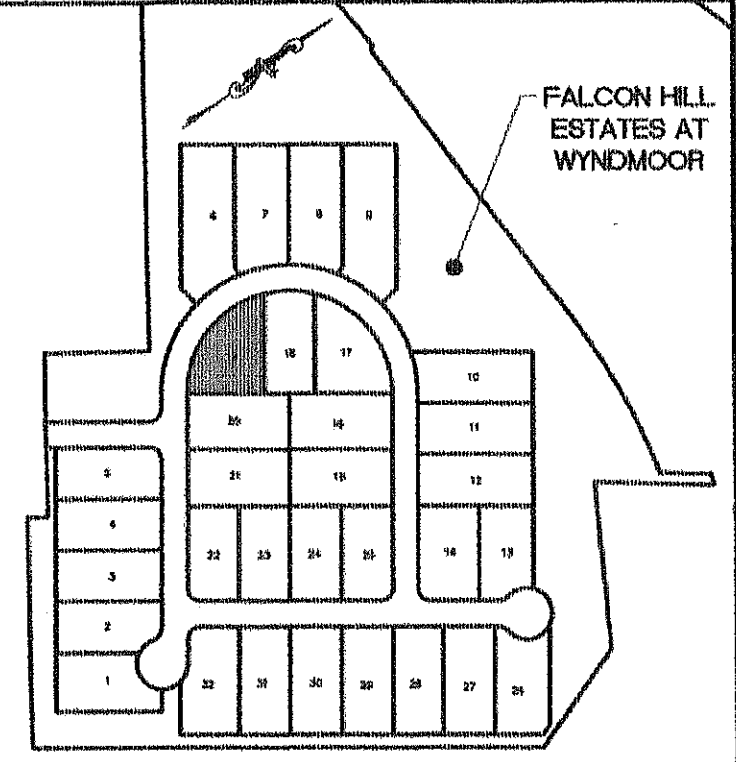
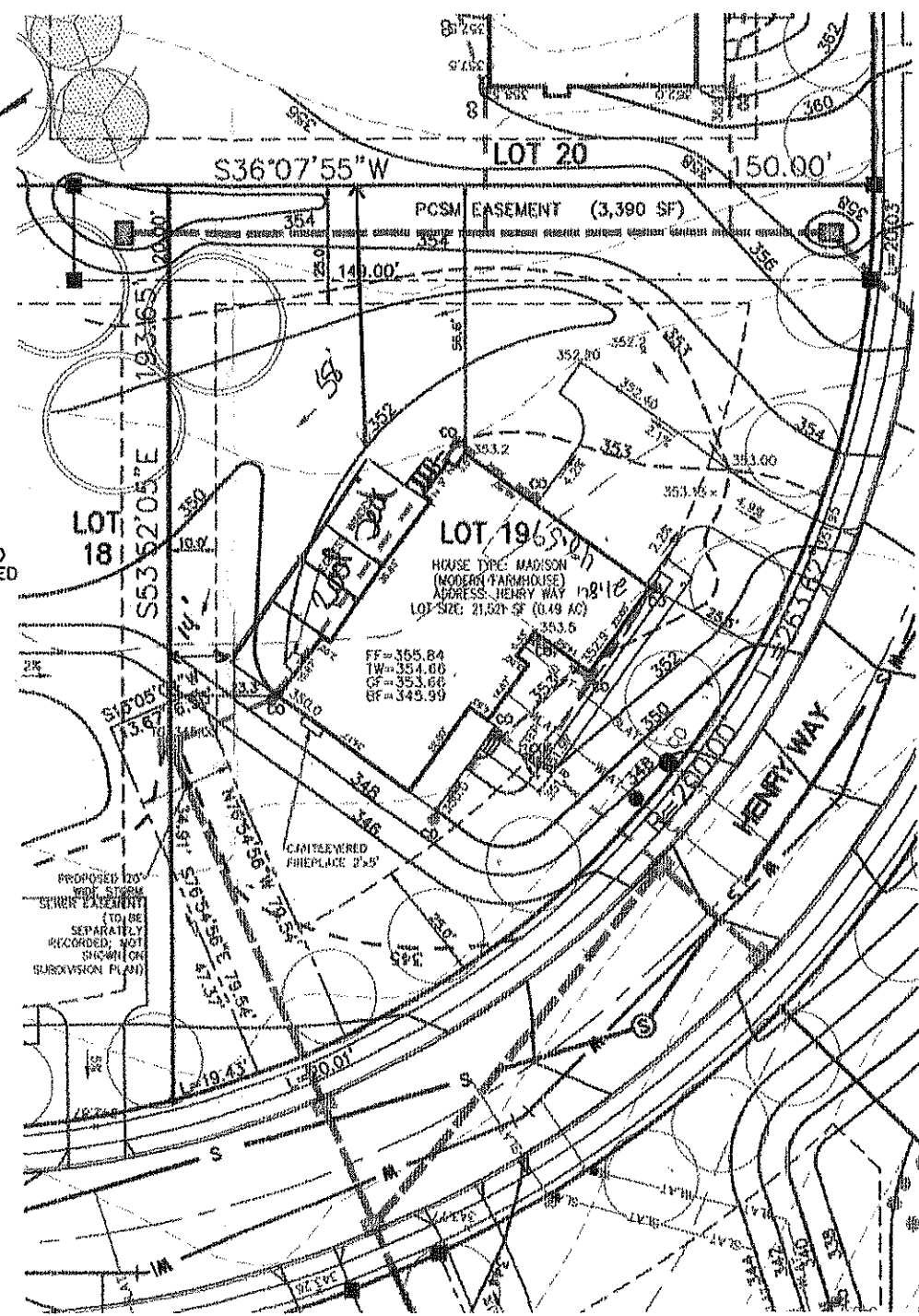
**ZONING DATA (PER APPROVED SUBDIVISION PLAN)**

DATA OBTAINED FROM SPRINGFIELD ZONING ORDINANCE CHAPTER 114, AS AMENDED; REFERENCE ARTICLE IV, SECTIONS 140-145.

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

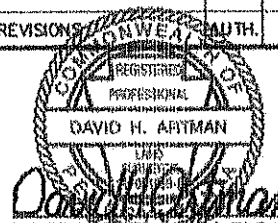
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	8,000 SF	21,521 SF
MINIMUM LOT WIDTH:	100 FT	224.18 FT
MINIMUM FRONT YARD SETBACK:	25 FT	25.5 FT
MINIMUM SIDE YARD SETBACK:	10 FT	23.3 FT
MINIMUM REAR YARD SETBACK:	25 FT	56.6 FT
MAXIMUM BUILDING COVERAGE:	15%	12.7% (2,732 SF)
MAXIMUM IMPERVIOUS COVERAGE:	30% OR N/A*	19.5% (4,194 SF)

\*MAXIMUM IMPERVIOUS COVERAGE IS DETERMINED ON A LOT BY LOT BASIS USING THE FORMULA FOR THE AVERAGE STEEP SLOPE (ORD. SECT. 114-12B3.A)



**LOCATION MAP**  
SCALE: 1" = 300'

DATE:	APRIL 8, 2021
SCALE:	1" = 30'
CALC'D BY:	TY/DHA
DRAWN BY:	TY
CHECKED BY:	DHA
REVISIONS AUTH. DATE	JOB NO. 19015PM



BY: *David Artman* 4-8-21  
DAVID H. ARTMAN, PA PLS No. SU-051039-E

**Van Cleef**  
ENGINEERING ASSOCIATES

101 NORTH MAIN STREET, QUIGLEY TOWN, PA 18951  
EMAIL: CONTACT@VANCLEEFENGINEERING.COM  
WEB: WWW.VANCLEEFENGINEERING.COM  
PHONE (610) 345-1970 FAX (610) 345-1970

- Consulting Civil Engineering
- Bridge Design
- Highway Design
- Construction Inspection
- Geotechnical Engineering
- Water / Wastewater
- Municipal Engineering
- Land Surveying
- Professional Planning
- Landscape Architecture

**BUILDING PERMIT PLAN**  
FOR  
**LOT 19**  
**FALCON HILL ESTATES AT WYNDMOOR**  
(FORMERLY LAVEROCK SPRINGFIELD)  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

