



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Mr. Neil Rogove
8317 Childs Road
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #22-09; for the property located at 8317 Childs Road, Wyndmoor, PA 19038, also known as Parcel #5200-0353-5004.

Dear Mr. Rogove,

This letter is sent to inform you that on Monday, May 23, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township denied your request for a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance to allow the construction of a six foot high fence in your front yard at the property line where Zoning Code section 114-135 requires a six foot tall fence to be set back 15 feet from the property line. The denial of this application means that the six foot high fencing already installed within the limits of the public right-of-way of Childs Road is not permitted to remain or to be relocated to the front property line and must be removed within 30 days of that date of this letter. The denial of this application was unanimous.

Please be aware that failure to bring the fencing into compliance with the requirements of Section 114-135.A of the Springfield Township Zoning Ordinance within 30 days of the date of this letter will result in a citation be issued for the violation of Section 114-135.A of the Springfield Township Zoning Ordinance. As with all decisions of the Zoning Hearing Board, you may elect to file an appeal with Montgomery County Court of Common Pleas.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,


Mark A. Penecale

Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Manager; Springfield Township



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May 24, 2022

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Acella Rehab & Care Center at Springfield
850 Paper Mill Road
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #22-10; for the property located at 850 Paper Mill Road, Wyndmoor, PA 19038, also known as Parcel #5200-1348-0004.

Dear Mr. Stephen Quindlen,

This letter is sent to inform you that on Monday, May 23, 2022, after deliberations and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for dimensional variances from Section 114-143.B.5 and Section 114-145 of the Springfield Township Zoning Ordinance with conditions. The approval of this application allows for the free standing sign which is 36.66 square feet per side where 20 square feet is permitted to remain as currently installed.

Please be aware that a permit for the installation of the sign is still required and must be submitted within 14 days of the date of this letter. The approval of this application was based on the testimony provided and the exhibits entered into the record. The approval of this application was unanimous and has the following conditions.

1. The sign must be turned off between the hours of 7:30 P.M. and 7:00 A. M.
2. The sign may not be externally illuminated.
3. Trash pick-up must be scheduled between the hours of 7:00 A.M. and 10:00 P.M.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,


Mark A. Penecale

Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members

Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Manager; Springfield Township



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Engineer

Michelle & Dennis Kusturiss, Jr.
310 Lyster Road
Oreland, PA 19075

Re: Zoning Hearing Board Application #22-11; for the property located at 310 Lyster Road, Oreland, PA 19075, also known as Parcel #5200-1085-5001.

Mr. & Mrs. Kusturiss, Jr.,

This letter is sent to inform you that on Monday, May 23, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a dimensional variance from Section 114-12.A.13 of the Springfield Township Zoning Ordinance. The approval of this application allows for the construction of a 310 square foot addition to the rear of the existing single family dwelling that is located within AE Flood Plain District as defined by FEMA's FIRM Maps. The approval of this application was based on the testimony provided and the exhibits entered into the record, including the evidence from your engineer and the Township engineer that the proposed construction will not increase the Base Flood Elevation by more than a foot. The approval of this application was unanimous and has the following condition.

1. The construction of the proposed addition must comply with the requirements of the Pennsylvania State Construction, Electrical, Plumbing and Mechanical Codes.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,


Mark A. Penecale

Director of Planning & Zoning
Springfield Township, Montgomery County

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
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May 24, 2022

Ms. Meghan Link
Little Bird Nursery, LLC
903 Southampton Avenue
Wyndmoor, PA 19038

Re: Zoning Hearing Board Application #22-12; for the property located at 1123 Ivy Hill Road, Philadelphia, PA, 19150 also known as Parcel #5200-0948-1007.

Dear Ms. Link,

This letter is sent to inform you that on Monday, May 23, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for

- a Special Exception from Section 114-121.U Industrial Zoning District)
- a use variance from Section 114-12C1, and
- a parking variance from section 114-134.(14) of the Springfield Township Zoning Ordinance, all with conditions stated below.

The approval of this application allows for the operation of 6,000 square foot daycare use to operate from the front tenant space of the existing building. The daycare is limited to no more than 88 students and 14 staff members. The applicant is required to provide written documentation that the outdoor play area is permitted to be located at 1121 Ivy Hill Lane. In addition, the use is limited to 30 on-site parking stalls and 2 shared stalled as per the approved Land Development for this site. The approval of this application was based on the testimony provided and the exhibits entered into the record. The approval of this application was unanimous.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,


Mark A. Penecale

Director of Planning & Zoning
Springfield Township, Montgomery County

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