



# 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

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*Engineer*

Mr. & Mrs. Zachary Cregar  
508 Oreland Mill Road  
Oreland, PA 19075

September 27, 2022

**Re: Zoning Hearing Board Application #22-13 for the property located at 508 Oreland Mill Road, Oreland, PA 19075. Known as Parcel #5200-1270-6004.**

Dear Mr. & Mrs. Cregar,

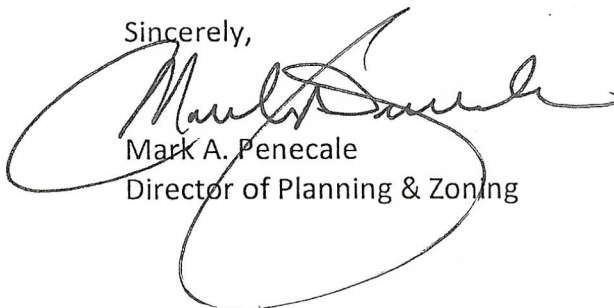
This letter is sent to inform you that on Monday, September 26, 2022 the Springfield Township Zoning Hearing Board approved a dimensional variance from the Zoning Ordinance's sideyard requirements for the B Residential District after you agreed to amend your request for a variance from Section 114-64.B of the Zoning Ordinance of Springfield Township to have no sideyard setback on one side of your home where ten feet is required allowing for a four foot sideyard setback. The Decision will allow for the construction of a three season room to the side of your home that will reduce the side yard setback to (4) four feet. The application was approved with the following conditions:

1. The width of the addition must be reduced to allow for a (4) four foot side setback.

This application was approved by a vote of two in favor and one opposed. This decision based on the testimony and exhibits entered into the record, as well as a determination by the Zoning Board that a four foot setback was the minimum variance that would afford relief in the circumstances presented.

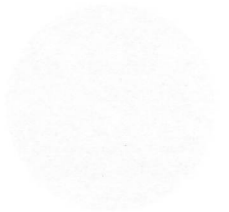
If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale  
Director of Planning & Zoning

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



*[The following text is extremely faint and largely illegible. It appears to be the main body of a letter or official communication.]*

*[A large, faint signature or stamp is located at the bottom right of the page, possibly indicating the sender's identity.]*



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*Engineer*

Mr. & Mrs. Jeffery Farrell  
1016 Abington Avenue  
Wyndmoor, PA 19038

September 27, 2022

**Re: Zoning Hearing Board Application #22-19 for the property located at 1016 Abington Avenue, Wyndmoor, PA 19038. Known as Parcel #5200-0010-9001.**

Dear Mr. & Mrs. Farrell,

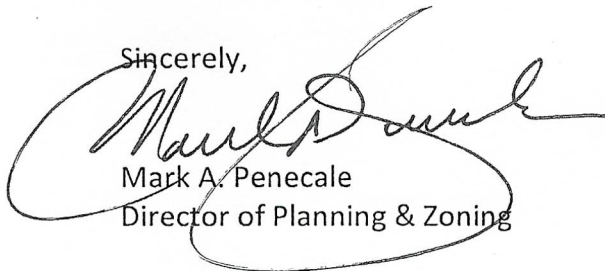
This letter is sent to inform you that on Monday, September 26, 2022 the Springfield Township Zoning Hearing Board approved a dimensional variance from Section 114-131.2.C of the Zoning Ordinance of Springfield Township after a hearing on your application. The relief granted will allow for an accessory building, no larger than 160 square feet, to be placed four feet from the side and rear property lines. Zoning Relief was approved with the following condition:

1. The proposed accessory building must be located no closer than (4) four feet from the side and rear property lines and not the (3) three feet requested by the applicant where the zoning ordinance requires seven feet.

The approval of this application was unanimous and the decision based on the testimony and exhibits entered into the record.

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

Sincerely,



Mark A. Penecale  
Director of Planning & Zoning

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



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*Engineer*

Mr. & Mrs. Scott Levitt  
506 Willow Road  
Oreland, PA 19075

September 27, 2022

**Re: Zoning Hearing Board Application #22-20 for the property located at 506 Willow Road, Oreland, PA 19075. Known as Parcel #5200-1833-1004.**

Dear Mr. & Mrs. Levitt,


This letter is sent to inform you that on Monday, September 26, 2022 the Springfield Township Zoning Hearing Board approved the dimensional variance you requested from Section 114-12.A.(13.A) of the Zoning Ordinance of Springfield Township. This will allow for the construction of an addition to the rear of your home within the limits of the AE Flood Plain, as defined by FEMA's Firm Maps. The application was approved with the following conditions:

1. The piers to support the proposed addition must be designed by a Structural Engineer to withstand the pressure imposed by flood waters, as well the impact of flood debris.
2. The proposed addition must be designed to adhere to the requirements of the Pennsylvania State Building Code pertaining to construction within a defined flood plain.

The approval of this application was unanimous and the decision based on the testimony and exhibits entered into the record.

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

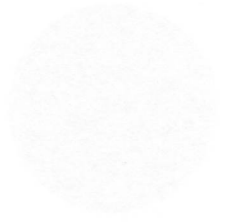
Sincerely,



Mark A. Penecale  
Director of Planning & Zoning



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



Mr. & Mrs. [Name]  
[Address]  
[City, PA 19072]  
[Phone Number]

Dear Mr. & Mrs. [Name]:  
I am writing to inform you that on Monday, September 24, 2013 the Springfield Township Zoning Hearing Board approved the conditional variance you requested for Section 11A-13A.13.A) of the Zoning Ordinance of Springfield Township. The variance will allow for the construction of an addition to the rear of your home within the limits of the AE Flood Plain, as defined by FEMA's Flood Maps. The application was approved with the following conditions:

1. The plans to support the proposed addition must be designed by a structural engineer to withstand the pressure imposed by flood waters, as well as the impact of debris.

2. The proposed addition must be designed to comply with the requirements of the International Building Code (IBC) for construction within a defined flood zone.

The approval of this application was based on the information and data entered into the record.

If you have any questions that you wish to discuss, please feel free to contact me at 610-261-2222.

[Signature]  
[Name]  
[Title]



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*Engineer*

Mr. Stephen Dolan &  
Ms. Stephanie Lawall  
1606 Mulberry Road  
Flourtown, PA 19031

September 27, 2022

**Re: Zoning Hearing Board Application #22-22 for the property located at 1606 Mulberry Road, Flourtown, PA 19031. Known as Parcel #5200-1217-2007.**

Dear Mr. Dolan & Ms. Lawall,

This letter is sent to inform you that on Monday, September 26, 2022 the Springfield Township Zoning Hearing Board approved the dimensional variance you requested from Section 114-54.B.1 of the Zoning Ordinance of Springfield Township which requires aggregate sideyard setbacks of 35 feet where the application provides 33 feet. This will allow for the construction of a new single family dwelling on the property with sideyard setbacks on each side which exceed the ordinance requirement of a minimum of 12 feet each in the A Residential zoning district. . The proposed new single family dwelling must comply with all of the other dimensional requirements of the A-Residential District.

The approval of this application was unanimous and the decision based on the testimony and exhibits entered into the record.

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

Sincerely,

Mark A. Penecale  
Director of Planning & Zoning

Cc: George Broseman, Esq.

ZHB Members by way of email

ZHB Solicitor by way of email

Michael Taylor; Township Manager, Springfield Township