



**Springfield Township  
Zoning Hearing Board  
April 24, 2023  
7:00 P.M.  
REVISED AGENDA**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Ed Fox; Esq. Chairman, Zoning Hearing Board  
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member  
Megan McDonough; Esq., Zoning Hearing Board  
James Brown; Zoning Hearing Board Alternate Member  
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

**Decisions:** There are no pending Order & Opinions to render.

**New Business:**

**Case #23-05:** In the case of Ms. Christina Visco, owner of the property located at 622 E. Gravers Lane, Wyndmoor, PA, 19038, the Zoning Hearing Board will consider the request for a continuance that has been submitted by both the applicant and Springfield Township. No testimony will be taken on this application this evening. The request is to consider a continuance on this application with a scheduled date of Monday, May 22, 2023.

**Case #23-07:** This is the application of **Mr. Matthew Fumento**, owner of property located at 500 E. Gravers Lane, Wyndmoor, PA 19038, known as Parcel #5200-1657-0009. The applicant has requested a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant seeks approval to install an additional 16 feet of six-foot-high fencing along his property line adjoining Stenton Avenue and E. Gravers Lane. Mr. Fumento received approval for the six-foot high fencing fronting Stenton Avenue in July of 2021. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

**Case #23-08:** This is the application of **John F. Murray Funeral Home**, owner of property located at 1220 Bethlehem Pike, Flourtown, PA 19031 known as Parcel #5200-0179-8004 & Parcel #5200-0180-1001. The applicants have requested a variance from Section 114-94. A. of the Springfield Township Zoning Ordinance to allow the front yard setback from Bethlehem Pike to be reduced from 20 feet in depth to 17.14 feet. In addition, a variance has been requested to reduce the front yard setback from Jones Avenue from the existing 10.31 feet to 5.15 feet in depth. A variance from Section 114-95 of the Zoning Ordinance has been requested to eliminate the landscaped buffer required to be installed along the rear and side property lines and street trees required to be planted along the frontage of both Bethlehem Pike & Jones Avenue. The applicant has requested a variance from Section 114-134. A.8. of the Zoning Ordinance for the required on-site parking. The site is required to have 67 parking stalls and provides 13 on-site parking stalls. The applicant has requested confirmation that the use of the property as a Funeral Home is a permitted use with the B-1 Business District. The property is located within Ward #1 of Springfield Township.

**Case #23-10:** This is the application of **Noelle & Matthew Powell** owners of property located at 1203 Bergan Road, Oreland, PA 19075 known as Parcel #5200-0141-4001. The applicants have requested a variance from Section 114-52. B of the Springfield Township Zoning Ordinance to allow for the construction of a 530 square foot deck to the rear of the home, that will increase the building coverage to 20.3% of the total lot area. The property is limited to 20% as per the requirements of Section 114-52.B of the Zoning Ordinance. The property is zoned within the A-Residential District of Ward #4 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, May 22, 2023, with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038