



**Springfield Township
Zoning Hearing Board
May 22, 2023
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board Member
Megan McDonough; Esq., Vice Chair, Zoning Hearing Board
Ed Fox; Esq., Zoning Hearing Board Member
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: This is the application of **Ms. Christina Visco**, owner of property located at 622 E. Gravers Lane, Wyndmoor, PA 19038, known as Parcel #5200-0778-0007. The applicant has filed an Appeal to the Actions of the Zoning Officer pertaining to the violation letter sent to her and dated January 13, 2023. The violation letter is for the operation of a Professional Home Office or a No-Impact Home Based Business in violation of Section 114-21 and Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant contends there is no office or business activity conducted at the property. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

Case #23-09: This is the application of **Teja Kammler**, owner of the property located at 911 Hunters Lane, Oreland, PA 19075 known as Parcel #5200-0928-0001. The applicant has requested a variance from Section 114-131. B.2.c of the Springfield Township Zoning Ordinance to allow for the construction of a 100 square foot accessory building 2 feet, 8 inches from the side property line. The required side yard setback is 7 feet. The proposed accessory building is a single-story structure under 12 feet in height. The property is zoned within the A-Residential District of Ward #7 of Springfield Township.

Case #23-11: This is the application of **Catherine & Joseph Dingley** owners of property located at 502 Lorraine Avenue, Oreland, PA 19075 known as Parcel #5200-1025-5001. The applicants have requested a variance from Section 114-12.A of the Springfield Township Zoning Ordinance to allow for the construction of an 700 square foot single story addition and a 154 square foot deck to the rear of the home that is within the limits of the flood plain as defined by FEMA. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

Case #23-12: This is the application of **Robertson & Ferry, LP**, owners of the property located at 1301 Mermaid Lane, Wyndmoor, PA 19038, known as Parcel #5200-1431-1001. The applicant has requested a special exception from Section 114-138.B to revise the existing non-conforming use from flower growing and arrangement design facility with retail sales to snowplow storage facility, in the alternative a variance from Section 114-61 has been requested. An interpretation of the term “Accessory Building/Accessory Use” as defined within Section 114-21, in the alternative a variance has been requested from Section 114-21 for the term “Accessory Building/Accessory Use”, or a variance from Section 114-61 and a variance from Section 114-137.C that would allow for the storage containers number #1 through #11 and office trailer to remain on the property. A variance from Section 114-64.B.2 has been requested to allow the storage container labeled #8 & #9 to be 17.8 feet from the side property line instead of the required 20 feet. A variance has been requested from Section 114-64.C to allow storage containers #1 & #2 to be 10.2 feet from the rear property line instead of the required 25 feet. A variance has been requested from Section 114-131.D to allow the salt shed to remain at 20.9 feet in height, instead of the maximum permitted height of 20 feet. In addition, a variance has been requested to allow for the currently installed fencing to remain 8 feet in height instead of the maximum permitted height of 6 feet. All the relief requested is defined within the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

Case #23-13: This is the application of **Saint Genevieve Church & School**, owner of property located at 1237 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0159-1004. The applicant proposes to install a temporary classroom on the site and seeks a variance to allow the existing parking layout on the property to remain as currently installed. A variance has been requested from Section 114-134.A, Subsection (8) & (14) of the Springfield Township Zoning Ordinance. The approval of the requested variances would allow the proposed classroom to be installed without additional parking stalls being added to the site. The property is zoned within the B-1 Business District and the C-Residential District of Ward #1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, June 26, 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