



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

COMMISSIONERS

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

Mr. & Mrs. Babariya
1715 Starr Lane
Glenside, PA 19038

July 25, 2023

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #23-15 for the property located at 1715 Starr Lane, Glenside, PA 19038, known as Parcel #5200-1851-5072.

Dear Mr. & Mrs. Babariya,

This letter is sent to inform you that on Monday, July 24, 2023, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-45. D, as defined by Section 114-42. B of the Springfield Township Zoning Ordinance. The approval of this application allows for the construction of a deck within your rear yard that will increase the permitted building coverage to no greater than 18.17% of the total lot area.

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

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



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Mrs. Christina Walker
Alloy Wheel Repair
1157 Bramblewood Court
Pottstown, PA 19464

July 25, 2023

Re: Zoning Hearing Board Application #23-16 for the property located at 1123 Ivy Hill Road, Philadelphia, PA 19150, Known as Parcel Number 5200-0948-1007

Dear Mrs. Walker,

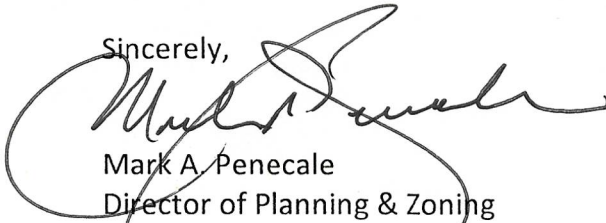
This letter is sent to inform you that on Monday, July 24, 2023, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-144. A.2. of the Springfield Township Zoning Ordinance. This approval is based on the testimony and exhibits entered into evidence at the hearing. The approval of this application allows for the installation of a second 24 square foot free-standing sign on the property, on the opposite side of the entry drive from the existing Little Bird Nursery free standing-sign. The approval of the application is subject to three conditions:

1. You have been informed that vehicle parking is not permitted within the green space to the rear of your building. This regulation will be enforced by the applicant, who will be responsible for any violations.
2. The applicant must obtain their permanent Use & Occupancy Certificate, prior to the submission of the required sign permit.
3. The applicant is required to file for and obtain a sign permit for the installation of this sign.

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



Handwritten signature of Mark A. Penecale in black ink, written over a circular stamp.

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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Mr. Michael DeLaurentis
2 Terminal Avenue
Erdenheim, PA 19038

July 25, 2023

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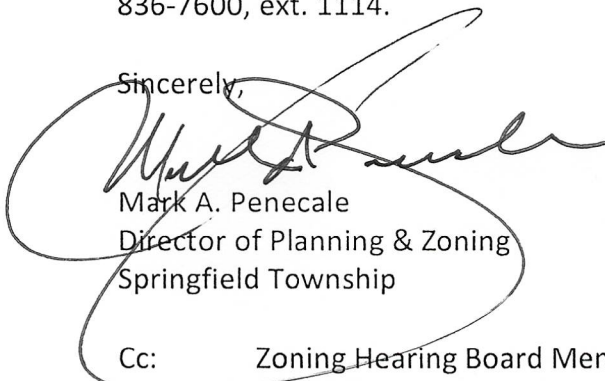
Re: Zoning Hearing Board Application #23-17, for the property located at 2 Terminal Avenue, Erdenheim, PA 19038. Known as Parcel #5200-1727-5007.

Dear Mr. DeLaurentis,

This letter is sent to inform you that on Monday, July 24, 2023, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-17, filed for the property located at 2 Terminal Avenue, Erdenheim, PA, 19038. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, August 28, 2023. This meeting has a 7:00 P.M. start time and will be held in the Board Room of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

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

Cc: Zoning Hearing Board Members
Catharine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Springfield Township Manager
James J. Garrity, Esq. Township Solicitor
File Copy (2)