

**Springfield Township
Zoning Hearing Board
March 25, 2024
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 #23-25: This is the application of **Andre Stephano & Beth Lesko**, owners of the property located at 401 East Mill Road, Flourtown, PA 19031, known as Parcel #5200-1166-2004. The applicants have requested a variance from Section 114-53 of the Springfield Township Zoning Ordinance. The applicants plan to subdivide the property with the proposed lot having frontage on Cedar Lane and E Mill Road. The variance has been requested to allow the proposed lot to have 25 feet of lot frontage instead of the required 75 feet. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

Case #23-27: This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield Township Zoning Ordinance. The applicant seeks approval to use the vacant convent as daycare/preschool space. In addition, the applicants seek approval to install a ground mounted sign not to exceed 25 square feet on the property. The plan calls for parking, student drop-off and pick-up to take place of the rectory property and play area to be constructed on the vacant lot fronting on Clement Road. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

Case #24-02: This is the application of **Daniel Remishevsky**, owner of the property located at 613 Station Avenue, Glenside, PA 19038, known as Parcel #5200-1653-1004. The applicant has filed an appeal to the actions of the Zoning Officer related to the building permit application denial letter dated February 20, 2024. The letter denied a building permit application for the construction of 2,619 square feet attached garage and an additional 1,030 square feet of driveway for use as a storage facility for a fire truck and other equipment used in relation to the property owner's business. In the alternative, a variance has been requested from Section 114-139.2 of the Zoning Ordinance. The variance would allow the owner to construct the garage and to operate the business from more than 25% of the habitable floor area. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

Case #24-03: This is the application of **The School District of Springfield Township**, owners of the property located at 1901 E. Paper Mill Road, Orelan, PA 19075, known as Parcel #5200-1319-5001. The applicants have requested a variance from Section 114-8D4.A of the Springfield Township Zoning Ordinance. The approval of the variance would allow the School District to construct the proposed 22,000 square foot addition to the existing Middle School Building that would be 35.93 feet from the property line adjoining RT 309 right-of-way, instead of the required 75 feet. The proposed addition will house auditorium space, kitchen area improvement and counseling area/offices. The property is zoned within the Institutional District of Ward #4 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, April 22, 2024, 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



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

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Susanna O. Ratsavong
Vice President

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James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Continued Hearing

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 25, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #23-25: This is the application of **Andre Stephano & Beth Lesko**, owners of the property located at 401 East Mill Road, Flourtown, PA 19031, known as Parcel #5200-1166-2004. The applicants have requested a variance from Section 114-53 of the Springfield Township Zoning Ordinance. The applicants plan to subdivide the property with the proposed lot having frontage on Cedar Lane and E. Mill Road. The variance has been requested to allow the proposed lot to have 25 feet of lot frontage instead of the required 75 feet. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.



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Edward H. Morris, III

Christen Pionzio, Esq.

Hamburg Rubin Mullins maxwell & Lupin, PC

1684 S. Broad Street

Post Office Box 1479

Lansdale, PA 19446-5422

January 23, 2024

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Joelle Kleinman
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Timothy P. Woodrow, PE
Engineer

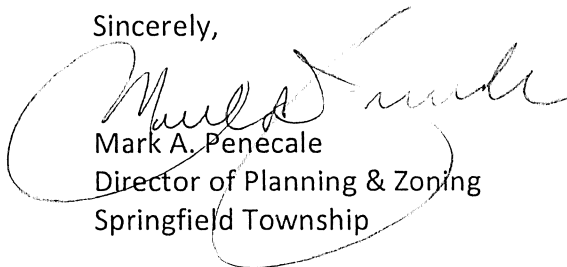
Re: Zoning Hearing Board Application #23-25, for the property located at 401 E. Mill Road, Flourtown, PA 19031, Known as Parcel #5200-1166-2004.

Dear Ms. Pionzio,

This letter is sent to inform you that on Tuesday, January 22, 2024, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-25, filed for the property located at 401 E. Mill Road, Flourtown, PA 19031. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, March 25, 2024. 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.

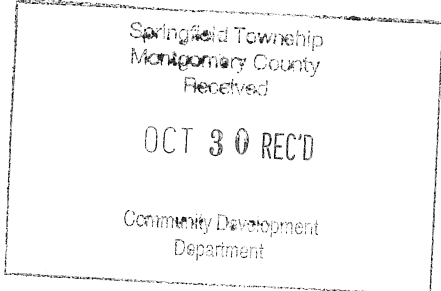
Sincerely,



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)

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 23-25

DATE: 10/26/2023

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Andre Stephano and Beth Lesko
(Name of Applicant)

Of (Address) 401 East Mill Road, Flourtown, PA 19031

(Telephone No.) 267-872-0313

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article V , Section 114 ,
Subsection 53 , of the Springfield Township Zoning Code.

 X Other (please specify)

The property concerned is located at 401 East Mill Road

Petitioner's Interest in the property is Owner

Present use of property Residential

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

See Attached

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

CASE # 23-25
500.00
Check # 116568

Applicant's Signature
Christen G. Pionzio

Attorney for Owner's Signature
Christen G. Pionzio, Esq.

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Christen G. Pionzio, Esquire
Printed Name of Applicant's Attorney



Attorney for Applicant's Signature and Date 10/26/2023

AMENDED 3-6-24

Springfield Township

Re: Andrew Stephano and Beth Lesko

401 East Mill Road

Attachment to Zoning Hearing Board Application

The A Residential District provides for minimum lot size of 12,500 sq. ft. The subject property is 109,771.2 sq. ft. (2.52 acres). The property is improved with a single-family detached dwelling. It is long and narrow and has 25 ft. of frontage on Cedar Lane to the rear opposite East Mill Road. The applicant proposes to subdivide one lot for a single-family detached dwelling with access to East Mill Road.

The proposed Lot 1, on which the existing house is located, is 1.51 acres. The proposed Lot 2 is 1.01 acres.

The lot width requirement in the A Residential District is 75 ft. However, the definition of lot width requires the width of the lot to be measured not only at the front yard setback line, but also along the street line and it has to be maintained for the distance in between. This requirement only permits subdivisions of properties that are symmetrical in shape. In this case, it prohibits the development of more than one house on a lot measuring 2.52 acres – almost 9 times the minimum lot requirement. Therefore the code as applied to the subject property creates a hardship for it and prevents reasonable use of it.

The cul-de-sac bulb for Cedar Lane abuts the property thus providing it with 25 ft. of frontage on a public street albeit short of the 75 ft. requirement for the proposed Lot 2. The variance requested is a minor deviation of the code and the minimum relief necessary to afford reasonable use of the property. The property is surrounded by single family detached dwellings such that what is proposed is in keeping with the character of the neighborhood. There is nothing about the application that is adverse to the public health, safety and welfare.

Legal argument in furtherance of the variance requested which is directly in line with the Commonwealth Court holdings will be presented at the hearing. And,

the applicant hereby offers as a condition of approval to forever forgo a driveway on to Cedar Lane for the new proposed house on Lot 2.

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 52-00-11662-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-11662-00-4 SPRINGFIELD TOWNSHIP
401 E MILL RD
FLANAGAN ROWENA
B 048 L U 055 1101 09/03/2019

\$15.00
JU

File No.: 19PA05647

DEED

Rowena Flanagan

to

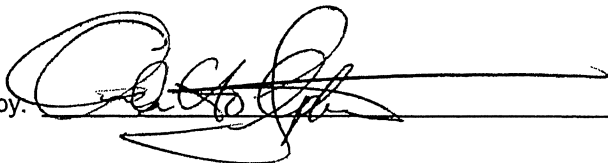
Andre C. Stephano and Beth A. Lesko

PREMISES:

401 East Mill Road
Township of Springfield
County of Montgomery
Pennsylvania
Parcel No.: 52-00-11662-00-4

The address of the above named Grantee(s) is:

401 East Mill Road
Flourtown, PA 19031

Certified by:  _____

DEED

THIS INDENTURE made this 12th day of August, 2019.

Between ROWENA FLANAGAN, (hereinafter called the Grantors) and
ANDRE C. STEPHANO AND BETH A. LESKO, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of
lawful money of the United States of America, unto them well and truly paid by
the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have
granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release
and confirm unto the said Grantees, their heirs and assigns , as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters,
water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted
premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits
thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as
well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments
and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said
Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and
assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs
and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and
granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and
assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or
to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever
DEFEND.

EXHIBIT A

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in Springfield Township, Montgomery County, Pennsylvania, being shown as parcel 52-00-11662-00-4 on a Deed of Correction Exhibit, Sheet 1 of 1, prepared for Rowena Flanagan, prepared by Hibbeln Engineering Company, LLC, dated March 1, 2017, and being more fully described as follows:

BEGINNING at a point in the Southeasterly side of East Mill Road (33 feet wide) at the distance of 1,114.20 feet Southwestwardly from the intersection of the Southeasterly side of said East Mill Road with the Southwesterly side of Church Road (40 feet wide); thence extending along the Southeasterly side of East Mill Road, South 40 degrees 22 feet 00 seconds West, 196.00 feet to an angle point; thence leaving the said Southeasterly side of (and crossing) East Mill Road and extending along a line dividing the lands of N/F Joseph and Rowena Flanagan and N/F S. Miller & Rena Harris and N/F Herbert Menhardt, North 52 degrees 58 minutes 00 seconds West, 605.67 feet to an angle point; thence extending along a line dividing the lands of N/F Joseph and Rowena Flanagan and N/F Onofre P. and Carson C. Vaguer, North 40 degrees 22 feet 00 seconds East, 193.88 feet to a concrete monument, said monument marking the terminus of existing Cedar Lane; thence extending along a line dividing the lands of N/F Joseph and Rowena Flanagan and N/F Richard W. and Helen M. Yost, also crossing through an existing concrete monument marking the Northwesterly Legal Right-of-Way of aforesaid East Mill Road (33 feet wide) to the Southeasterly side of East Mill Road, South 53 degrees 10 feet 00 seconds East, 605.79 feet to the point and place of beginning.

BEING PARCEL NO. 52-00-11662-00-4

Being the same property which Lewis W. Gerhart and Sara Gerhart, granted and conveyed unto Joseph P. Flanagan Jr. and Mary Elizabeth Flanagan, his wife by deed dated August 13, 1954 and recorded August 27, 1954 in the Recorder's Office of said County in Deed Book 2498 Page 441. (As to Parcel A)

Being being part of the same property which Lewis W. Gerhart and Sara Gerhart, granted and conveyed unto Joseph P. Flanagan Jr. and Mary Elizabeth Flanagan, his wife by deed dated January 20, 1958 and recorded January 22, 1958 in the Recorder's Office of said County in Deed Book 2852 Page 83. (As to Parcel B)

Being being the same property which Joseph P. Flanagan, Jr and Mary Elizabeth Flanagan, granted and conveyed unto Joseph Patrick Flanagan and Rowena Flanagan, tenants by the entirety by deed dated November 26, 2013 and recorded November 26, 2013 in the Recorder's Office of said County in Deed Book 5897 Page 643. (As to Parcel A; Parcel B being erroneously omitted)

The said Joseph Patrick Flanagan having departed this life February 4, 2017.

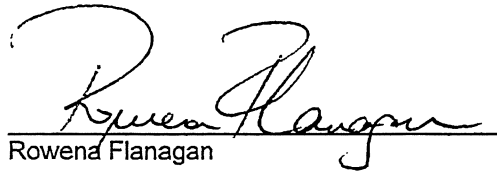
Being the same property by Deed of Correction from which Joseph P. Flanagan, Jr., marital status not stated, granted and conveyed unto Rowena Flanagan by deed dated March 16, 2017 and recorded March 29, 2017 in the Recorder's Office of said County in Deed Book 6038 Page 1277. (As to Parcel A and B) (Premises B hereon describing whole tract)

AND whereas the legal description of premises B in Deed Book 6038 page 1277 describes premises A and B as a whole.

Parcel No.: 52-00-11662-00-4

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:

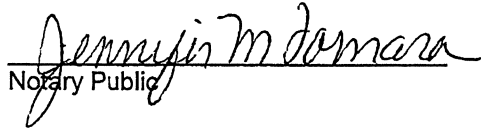

Rowena Flanagan

Commonwealth of Pennsylvania

County of Montgomery

On this, the 12th day of AUGUST 2019, before me, the undersigned Notary Public, personally appeared Rowena Flanagan known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
Jennifer M. Fornara, Notary Public
Montgomery County
My commission expires March 18, 2023
Commission number 1052227
Member, Pennsylvania Association of Notaries

Chapter 114. Zoning

Article V. A Residence District

§ 114-53. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 75 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

LEGEND

- EXIST BOUNDARY LINE
- EXIST RIGHT-OF-WAY
- EXIST CENTERLINE
- EXIST ADJOINING OWNER
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- EXIST CURB LINE
- EXIST CONCRETE WITH HATCH
- EXIST WALL
- EXIST PAVED DRIVEWAY
- EXIST UNPAVED DRIVEWAY
- EXIST EDGE OF ROAD
- EXIST LANDSCAPE BED
- EXIST BUILDING LINE
- EXIST BUILDING HATCH
- EXIST FENCE
- EXIST SOILS
- EXIST OVERHEAD ELECTRIC
- EXIST WATER MAIN
- EXIST WATER SERVICE
- EXIST SANITARY SEWER
- EXIST SANITARY LATERAL
- EXIST TOWNSHIP/ZONING BOUND
- EXIST BRUSH
- EXIST TREE CANOPY
- EXIST MISCELLANEOUS TOPO
- EXIST SAN MANHOLE
- EXIST SAN VENT
- EXIST SAN CLEANOUT
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- EXIST UTILITY POLE
- EXIST LIGHT POST
- EXIST SIGN
- EXIST CONCRETE MONUMENT
- EXIST IRON PIN
- EXIST DECIDUOUS TREE
- EXIST EVERGREEN TREE
- PROP BUILDING LINE
- PROP LOT LINE
- PROP DRIVE
- PROP EASEMENT
- PROP EASEMENT HATCH
- PROP RIGHT-OF-WAY
- PROP SEEPAGE BED
- PROP SAN LATERAL
- PROP WATER LATERAL
- PROP STM CLEANOUT
- PROP SAN CLEANOUT
- PROP WATER VALVE

CONTRACTOR'S PA ONE CALL DUTY



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

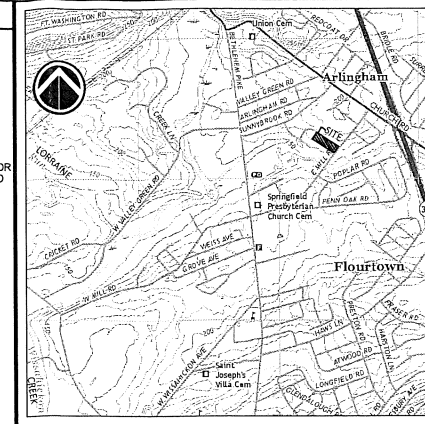
SERIAL NUMBER 20232280990, (AUGUST 16, 2023)

VARIANCE REQUEST

- A VARIANCE FROM CHAPTER 114 ARTICLE V, SECTION 114-53 LOT WIDTH TO ALLOW THE LOT WIDTH AT THE STREET LINE TO BE 25.05' AND AS IT PERTAINS TO CHAPTER 114.
- A VARIANCE FROM CHAPTER 114 ARTICLE II, SECTION 114-21 DEFINITION OF LOT WIDTH.

NOTES

- PLAN INFORMATION FROM EXISTING DEEDS AND PLANS OF RECORD AND WITH THE BENEFIT OF A TITLE REPORT. TOPOGRAPHY AND BOUNDARY ESTABLISHED BY FIELD SURVEY MADE UPON THE GROUND BY TRACY LAND SERVICES, HATFIELD, PENNSYLVANIA, NOVEMBER 2016. BEARINGS INDICATE STATE PLANE BEARINGS.
- BENCHMARK ELEVATION: SANITARY SEWER MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF SITE, ADJACENT TO PECO POLE 860. RM ELEVATION = 175.56.
- PENNSYLVANIA ONE CALL SYSTEM: 1-800-242-1776. TRACY LAND SERVICES DOES NOT GUARANTEE THE VERTICAL OR HORIZONTAL LOCATION FOR THE EXISTING SUBSURFACE UTILITIES SHOWN HEREON, NOT DOES TRACY LAND SERVICES GUARANTEE ALL SUBSURFACE UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK AS REQUIRED BY ACT 38.
- SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PENNSYLVANIA, PANEL 377 OF 451, MAP NUMBER 4209100377G, EFFECTIVE DATE MARCH 2, 2016.
- THE PROPOSED BUILDING FOOTPRINT DEPICTED HEREON HAS BEEN TRANSPOSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING REQUIREMENTS.



Germantown, PA U.S.G.S. 7.5 Minute Series Quadrangle
GRAPHIC SCALE
0 1,000' 2,000' 4,000'

SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
SPRINGFIELD TOWNSHIP
(PARID 52-00-11662-00-4)
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6152, PAGE 00032.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
ANDRE C. STEPHANO & BETH A. LESKO
401 EAST MILL ROAD
FLOURTOWN, PA 19031
- ADDRESS OF THE SUBJECT TRACT:
401 EAST MILL ROAD
FLOURTOWN, PA 19031
- AREA STATISTICS:
GROSS TRACT AREA = 2.70 AC
NET TRACT AREA = 2.51 AC
- WATER SERVICE:
PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA WATER COMPANY.
- SANITARY SEWER SERVICE:
PUBLIC SEWER PROVIDED BY BUCKS COUNTY WATER AND SEWER AUTHORITY
- NAME AND ADDRESS OF GORSKI ENGINEERING, INC. CLIENT:
DELUCA CONSTRUCTION
AT GLENGARRY, LLC
640 WHITE ASH DRIVE
LANGHORN, PA 19047

ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE CHAPTER 114, AS AMENDED; REFERENCE ARTICLE V, SECTIONS 114-52-54.

DISTRICT CLASSIFICATION - "A" - RESIDENCE DISTRICT

PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

| | REQUIRED | LOT 1 | LOT 2 |
|---------------------------|-------------|------------|------------|
| MIN. LOT AREA: | 12,500 S.F. | 1.51 AC. | 1.01 AC. |
| MIN. LOT WIDTH: | 75 FT.* | | |
| AT STREET LINE: | 75 FT. | 195.95 FT. | 25.05 FT. |
| AT BUILDING SETBACK LINE: | 75 FT. | 195.81 FT. | 194.03 FT. |
| MIN. FRONT YARD SETBACK: | 40 FT. | 182.2 FT. | 58.74 FT. |
| MIN. SIDE YARD SETBACK: | 12 FT. | 42.3 FT. | 24.63 FT. |
| MIN. SIDE YARD AGGREGATE: | 35 FT. | 106.80 FT. | 117.37 FT. |
| MIN. REAR YARD SETBACK: | 25 FT. | 109.7 FT. | 74.21 FT. |
| MAX. BUILDING COVERAGE: | 20.00% | 4.28% | 6.40% |
| MAX. BUILDING HEIGHT: | 40 FT. | <40 FT. | <40 FT. |

* FROM STREET LINE TO BUILDING SETBACK LINE

PARKING TABULATION

PER SPRINGFIELD TOWNSHIP ZONING ORDINANCE, ARTICLE XIII SECTION 114-134.A.(1), * ANY DWELLING, TWO PARKING SPACES FOR EACH HOUSEKEEPING UNIT. GARAGES OR DRIVEWAYS OF INDIVIDUAL UNITS MAY BE CONSIDERED AS PARKING AREAS. NO PARKING SPACE SHALL BE PROVIDED NOR PARKING PERMITTED IN THE REQUIRED FRONT YARD AREAS OF MULTIPLE DWELLINGS.*

ON LOT 1, TWO PARKING SPACES ARE PROVIDED.
ON LOT 2, THREE PARKING SPACES IN THE PROPOSED GARAGE ARE PROPOSED.

401 EAST MILL ROAD

PREPARED FOR
**DELUCA CONSTRUCTION
AT GLENGARRY L.L.C.**
SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

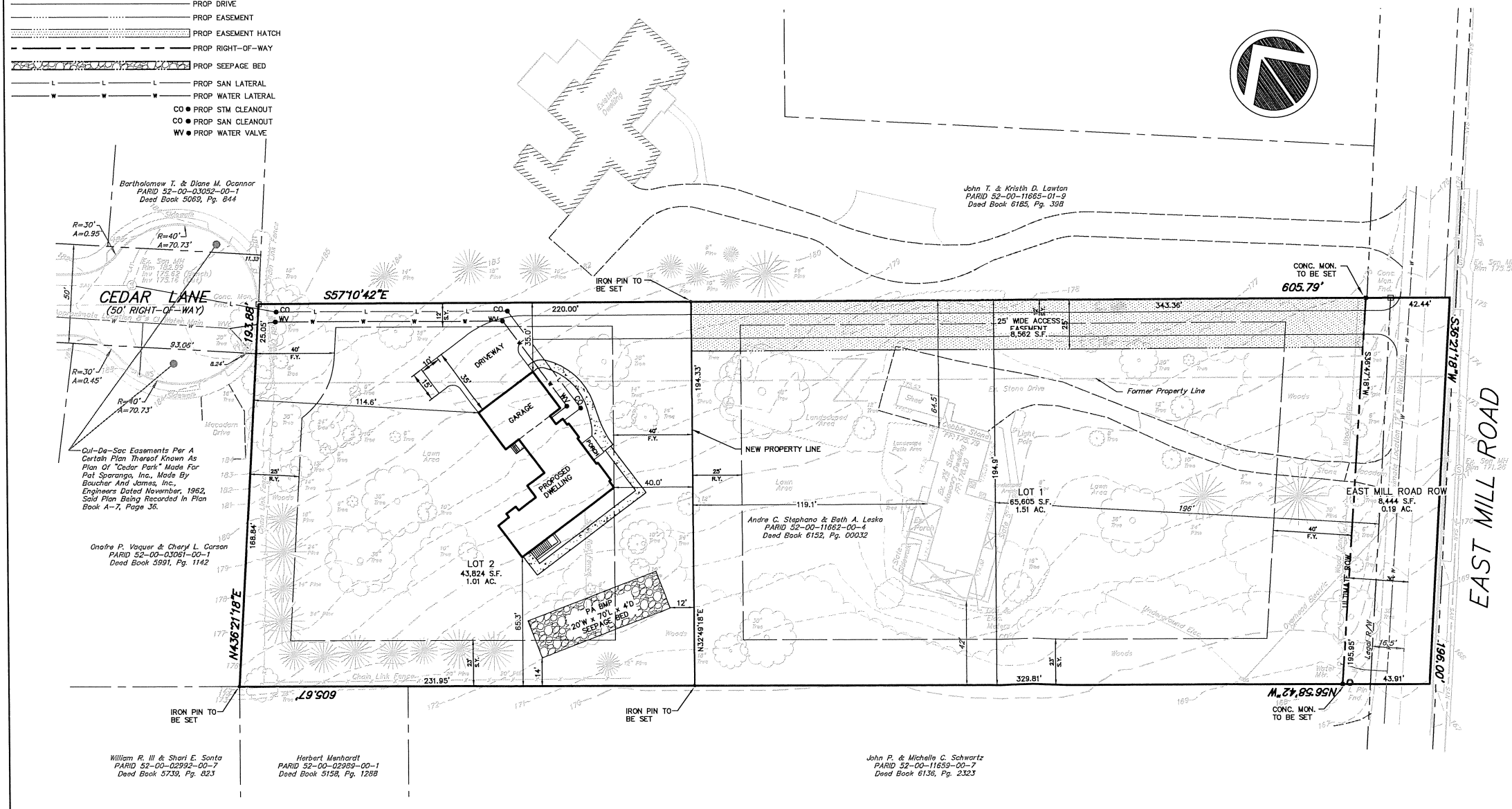
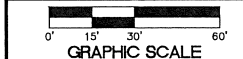
**ZONING EXHIBIT
PLAN**

401 EAST MILL ROAD

SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH
PROJECT NUMBER: 7842
DRAWING FILE: 7842 SH01 ZONING

PLAN SCALE: 1" = 30'
PLAN SHEET NUMBER: 1 OF 2



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850



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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James M. Lee
President

Susanna O. Ratsavong
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Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Continued Hearing

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 25, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

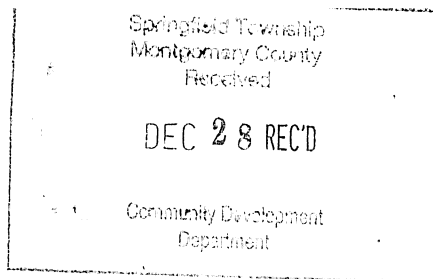
Case #23-27: This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield Township Zoning Ordinance. The applicant seeks approval to use the vacant convent as daycare/preschool space. In addition, the applicants seek approval to install a ground mounted sign not to exceed 25 square feet on the property. The plan calls for parking, student drop-off and pick-up to take place of the rectory property and play area to be constructed on the vacant lot fronting on Clement Road. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 23-27

DATE: 12/28

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Holy Martyrs Roman Catholic Church
(Name of Applicant)

Of (Address) 120 Allison Avenue, Oreland, PA 19075

(Telephone No.) 215-884-8575

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 61,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify) Section 114-61 for use and Section 114-144 for signage

The property concerned is located at 207 Ulmer Avenue, Oreland, PA 19075

Petitioner's Interest in the property is Property Owner

Present use of property Vacant Convent

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We seek approval to use the building for daycare and pre-school use. We propose to

have 8 to 12 children per classroom. Parking is available for this use in the parking lot directly behind the property and that the Church Site on Allison Road or Clement Road.

Alteration will be made to the building to comply with the building, fire and safety

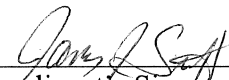
codes. We also seek approval to install a ground mounted sign, not to exceed 25

square feet in size. The sign will not be illuminated. We view this use as an extension of our mission here at Holy Martyrs.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 10382
12/29/2023

Case # 23-27


Applicant's Signature

Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

JAMES SUTCLIFF

Printed Name of Applicant

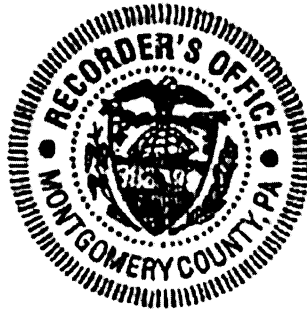
James A. Sutcliff 12/27/23

Applicant's Signature and Date

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



This Indenture *Made the Ninth*

day of *Nov.* in the year of our Lord one thousand nine hundred and Fifty-three, 1953 — Between RANDAI B. SMITH and MARGARET M. SMITH, His Wife, of Springfield Township, County of Montgomery, Commonwealth of Pennsylvania, _____

_____ (hereinafter called the Grantors), of the one part, and REVEREND JAMES A. BOLAND, as Pastor of Holy Martyrs Roman Catholic Parish, Oreland, Springfield Township, Montgomery County, Pennsylvania, and not in his private or individual capacity, acting herein with the authorization of His Excellency Most Reverend John F. O'Hara, C.S.C., Archbishop of Philadelphia, (hereinafter called the Grantee), of the other part:

Witnesseth, That the said Grantors for and in consideration of the sum of ELEVEN THOUSAND SEVEN HUNDRED FIFTY (\$11,750.00) DOLLARS _____ lawful money of the United States of America, unto them _____ well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do _____ grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his Successors _____ and Assigns, solely in his capacity as Pastor of Holy Martyrs Roman Catholic Parish, Oreland, Springfield Township, Montgomery County, Pennsylvania, and not in his private or individual capacity, _____

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, located in the Township of Springfield, County of Montgomery and State of Pennsylvania, known as lot #246 on a plan called "Sunnybrook North Hills" made for Sunnybrook, Inc. dated June 1, 1946 by Barton and Martin, Engineers, and recorded at Norristown in plan book #1680 A page 55 and more particularly bounded and described as follows to wit: _____

SITUATE on the Northeasterly side of Ulmer Avenue (fifty feet wide) at a distance of one hundred feet measured South forty-eight degrees forty-eight minutes thirty seconds East from its intersection with with Southwesterly side of Allison Road (fifty feet wide) (both lines produced) Containing in front or breadth on the said Northeasterly side of Ulmer Avenue sixty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Ulmer Avenue one hundred forty-five feet. Being known as 207 Ulmer Avenue. _____

BEING the same premises which North Hills Homes, Inc. (Pennsylvania Corporation) by deed dated October 8, 1947 and recorded in the Office for the recording of deeds in and for the County of Montgomery and _____



Together with all and singular buildings improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his Successors and Assigns, to and for the only proper use and behoof of the said Reverend James A. Boland as Pastor of the said Church, aforesaid and not in his private or individual capacity, and his Successors as such Pastor for ever, subject to his control and disposition as aforesaid and limited by the Canons and ecclesiastical law of the Roman Catholic Church.

UNDER AND SUBJECT as aforesaid.

And the said Grantors for themselves, their

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee, his Successors and Assigns, that they the said Grantors, their

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his Successors and Assigns, against them the said Grantors, their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will

WARRANT and forever DEFEND.

In Witness Whereof the said part 108 of the first part to these presents have hereunto set their hand and seals. Dated the day and year first above written.

The state stamps affixed represents tax on full consideration including liens and encumbrances.

Signed, Sealed and Delivered IN THE PRESENCE OF US.

[Signature]

[Signature]



277

State of Pennsylvania in Deed Book 1867 page 69; granted and conveyed unto Randal B. Smith and Margaret M. Smith, his wife, as tenants by entireties.

UNDER AND SUBJECT to restrictions of record.

4/13/53

I hereby certify that the value of the above described property in Spring 1953 is \$11,500.00 and the assessed value is \$1,750.00.

COMMONWEALTH OF PENNSYLVANIA
OF PHILADELPHIA
CASTON RD. & GLENBORO AVE
BARK, GLENBORO, PA

by *Charles E. Brown*



RECEIVED on the day of the date of the above Indenture of the above-named Grantor the above mentioned consideration money.

WITNESS AT SIGNING:
U Cromm

Randal B Smith
Randal B. Smith

Margaret M. Smith
Margaret M. Smith

ON THE *third* day of *June*

Anno Domini 1953, before me, the

subscriber a Notary Public for the Commonwealth of Pennsylvania, residing in *top of Chestnut* personally appeared RANDAL B. SMITH and MARGARET M. SMITH, His Wife

and in due form of law acknowledged the above Indenture to be their and each of their free act and deed, and desired the same might be recorded as such.

WITNESS my hand and seal the day and year first said.

William J. Bodon

NOTARY PUBLIC
My Commission Expires Jan. 7, 1955

The residence of the within-named Grantor is *414 Oxford Hill Road, Oxford, Pa.* *U Cromm* on behalf of said Grantor.

4208-6-95-6
RECORDED
JUN 5 1953
5.00

REED

RANDAL B. SMITH
BY *U*

Marg. M. Smith 230

REVEREND JAMES A. BOLAND

B

Premises:-
207 Ulmer Avenue,
Springfield Township,
Montgomery County, Pa.

No. 130
The & Lumber Co., 11 N. 14th St., and 717 Walnut St., Phila.

BURKHART-SEIBERT
290 E. BUTLER AVE.
AMBLER, PENNA.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PENNA.
— REGISTERED —

DATE *June 5 - 1953*
DAVID W. BARTHOLOMEW

PER *WJ*

RECORDED in the Office for Recording of Deeds in and for County of Montgomery
in Deed Book No. 2376 page 242 &
WITNESS my hand and seal of Office this 4th
day of June Anno Domini 1953.

William J. Bodon Recorder
Per Dep. Recorder





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

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

Mr. James Sutliff
120 Allison Avenue
Oreland, PA 19075

January 23, 2024

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 #23-27, for the property located at 207 Ulmer Avenue, Oreland, PA 19075, known as Parcel #5200-1759-3007.

Dear Mr. Sutliff,

This letter is sent to inform you that on Tuesday, January 22, 2024, the Springfield Township Zoning Hearing Board granted the continuance you requested on application #23-27, filed for the property located at 207 Ulmer Avenue, Oreland, PA 19075. The Zoning Hearing Board continued the presentation of this application to their meeting scheduled to be held on Monday, February 26, 2024. 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)

Google Maps 207 Ulmer Ave

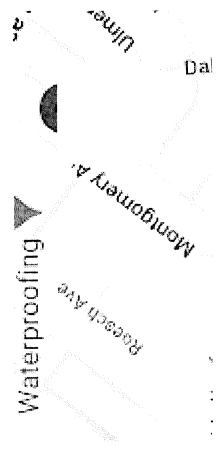
Oreland, Pennsylvania

Google Street View

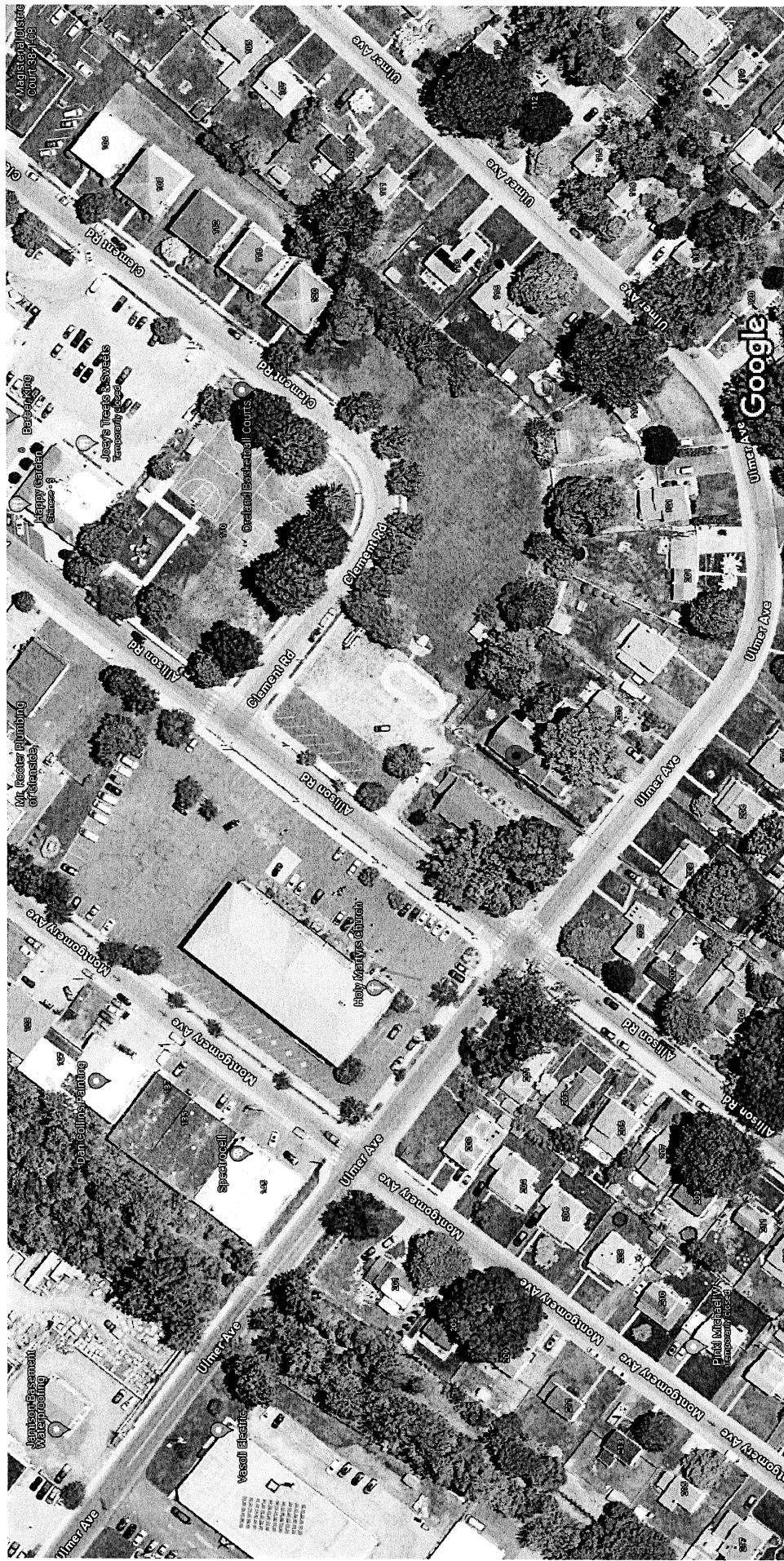
Sep 2022 See more dates



Image capture: Sep 2022 © 2023 Google



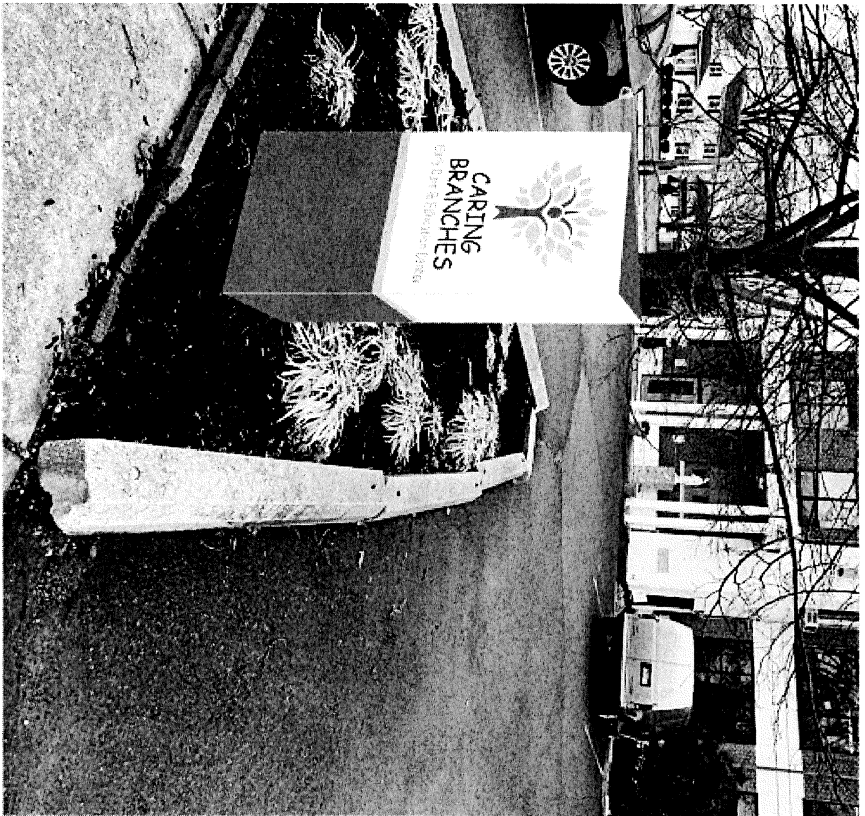
Google Maps 207 Ulmer Ave



Imagery ©2023 Maxar Technologies, Map data ©2023 Google 50 ft



OPTION A



OPTION B

© 2014 Stoner Graphics, Inc.



VISUAL COMMUNICATIONS

163 South Meadow Lane - Hummelstown, PA 17036
 (717) 469-7716 - Fax (717) 469-7719
 www.stonergraphics.com

Sign Size - Shown as
 24"W x 48"H

Quantity N/A

Sides 3 sided

Colors CMWK

Overview
 Mockup of exterior triangular column side. Art to be on all three sides

Designed exclusively for:

Don Papson

Date:

2/5/23

Reference:

Exterior Triangular Column Sign

Original, XXXX

The specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work

Signature:

Date:

This design is the property of the designer, and may not be reproduced in any manner without written permission



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 25, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-02: This is the application of **Daniel Remishevsky**, owner of the property located at 613 Station Avenue, Glenside, PA 19038, known as Parcel #5200-1653-1004. The applicant has filed an appeal to the actions of the Zoning Officer related to the building permit application denial letter dated February 20, 2024. The letter denied a building permit application for the construction of 2,619 square feet attached garage and an additional 1,030 square feet of driveway for use as a storage facility for a fire truck and other equipment used in relation to the property owner's business. In the alternative, a variance has been requested from Section 114-139.2 of the Zoning Ordinance. The variance would allow the owner to construct the garage and to operate the business from more than 25% of the habitable floor area. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

Springfield Township
Montgomery County
Received
FEB 27 REC'D
Community Development
Department

NO. 24-02

DATE: 2/27/24

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Daniel Remishevsky
(Name of Applicant)

Of (Address) 613 Station Ave Glenside Pa 19038

(Telephone No.) 215-933-8633

do hereby make application before the Springfield Township Zoning Hearing Board to request:

- An **appeal** from the decision of the Zoning/Building Official.
- A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.
- A **variance** from the requirements set forth in Article 114, Section 139.2,
Subsection G, of the Springfield Township Zoning Code.
- Other (please specify)

The property concerned is located at 613 Station Ave Glenside Pa 19038

Petitioner's Interest in the property is Owner

Present use of property Single-Family Residence

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

I am requesting a variance for the zoning ordinance that limits business use of a property to 25% of the habitable floor area. My purpose in building this addition is to store a fire truck and related equipment for my business Fantastic Fire Department as well as Bucks Bubbles. The former's goal is to provide entertainment as well as education on fire safety. The proposed use of the space is solely for storage of vehicles that are used for business as well as personal and the storage of small equipment/supplies used in the events we attend. We will never host parties or events in the space.

As such I believe there is almost no impact on the surrounding area as the addition as been designed to match the appearance, color, material, and design of the existing structure in order to maintain compatibility with surrounding area . I also plan to plant privacy trees to further blend in with surrounding area.

The project will not be detrimental to the health, safety, morals, or general welfare of the Township. Measures such as proper storm water management will be implemented to ensure community well-being.

The proposed use will not impose an undue burden on public services and facilities. As the main use is storage, it has been designed to require minimal use of public water, sewer, and other utilities.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 24-02
\$500.00
Check # 327

Daniel Remishevsky
Applicant's Signature

Daniel Remishevsky
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Daniel Remishevsky

Printed Name of Applicant



Applicant's Signature and Date

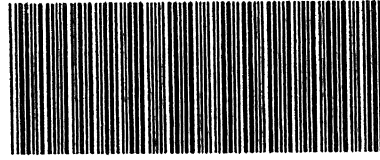
2-27-24



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6327 PG 00109 to 00114
INSTRUMENT # : 2023026404
RECORDED DATE: 05/24/2023 01:25:11 PM



6221303-0022E

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

| | |
|--|--|
| Document Type: Deed | Transaction #: 6772199 - 2 Doc(s) |
| Document Date: 05/08/2023 | Document Page Count: 5 |
| Reference Info: | Operator Id: sford |
| RETURN TO: (Simplifile) Glendale Abstract LP 1456 County Line road Huntingdon Valley, PA 19006 (267) 960-1350 | PAID BY: GLENDALE ABSTRACT LP |

*** PROPERTY DATA:**

Parcel ID #: 52-00-16531-00-4
Address: 613 STATION AVE

GLENSIDE PA
19038
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$510,000.00
TAXABLE AMOUNT: \$510,000.00

FEES / TAXES:

| | |
|---------------------------------|--------------------|
| Recording Fee:Deed | \$86.75 |
| Additional Pages Fee | \$2.00 |
| Additional Names Fee | \$1.00 |
| Affordable Housing Pages | \$2.00 |
| Affordable Housing Names | \$1.00 |
| State RTT | \$5,100.00 |
| Springfield Township RTT | \$2,550.00 |
| Springfield School District RTT | \$2,550.00 |
| Total: | \$10,292.75 |

DEED BK 6327 PG 00109 to 00114
Recorded Date: 05/24/2023 01:25:11 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

PREPARED BY:

**Glendale Abstract, L.P.
1456 County Line Road
Huntingdon Valley, PA 19006**

File # GA 9959 (11066899)

BRT# 52-00-16531-00-4

This Indenture Made this _____ day of _____, 2023
Between

8th

day of *May*, 2023

Damon Cary and Kieran Wilson, Co-Executors of the Estate of Willie E. Cary, a/k/a Willie Elizabeth Cary, deceased

(hereinafter called the Grantor)

AND

Daniel Remishevsky and Gleb Remishevsky

(hereinafter called the Grantee),

Witnesseth That the said Grantors for and in consideration of the sum of

Five Hundred Ten Thousand Dollars-----
-----**(\$510,000.00)**

lawful money of the United States of America, unto them well and truly paid by the said Grantee(s) at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has/have granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), it's successors and/or assigns, as tenants with the right of survivorship..

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

Subject to any and all adverse conveyances.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected; with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee(s), it's successors and/or assigns to and for the only proper use and behoof of the said Grantee(s), it's successors and/or assigns, forever.

And the said grantors covenant, promise and agree to and with said Grantee, her heirs and assigns, that the grantors, as the said Executors of the aforementioned, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

EXHIBIT "A"

ALL THAT CERTAIN tract or piece of land, SITUATE in the Township of Northampton, County of Bucks and State of Pennsylvania, bounded and described in accordance with a Plan, known as "Final Plan of College Park" made for Neshaminy Valley ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania and described according to a certain Plan thereof known as "Whitemarsh Downs" made by George B. Mebus, Registered Professional Engineer, dated March 24, 1948 and recorded in the office of the Recorder of Deeds for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 1905 page 600, as follows, to wit:

BEGINNING at the point formed by the intersection of the center line of Station Avenue (as legally open 40 feet wide) with the center line of Church Road (as legally opened 40 feet wide); thence extending from the Point of beginning North 69 degrees 12 minutes west along the said center line of Church Road 78.09 feet to an angle point in the center line of Church Road; thence extending North 50 degrees 47 minutes West still along the center line of said Church Road 106.81 feet to a point; thence extending North 41 degrees 05 minutes East crossing the Northeasterly side of Church Road (as proposed 45 feet wide) 253.40 feet to a point; thence extending South 48 degrees 55 minutes East crossing the Northwesterly side of Station Avenue (as proposed 45 feet wide) 180.00 feet (erroneously stated as 100.00 feet on prior deed) to a point on the center line of Station Avenue; thence extending South 41 degrees 05 minutes West along the aforementioned center line of the said Station Avenue 222.85 feet to the first mentioned point and place of beginning.

BEING known as Lot 493 on the above mentioned Plan.

Tax ID / Parcel No. 52-00-16531-00-4

Being the same premises which Harold A. Deal, Jr., Executor of the Estate of Isabella S. Deal, deceased, by Deed dated 12/30/1994 and recorded 1/18/1995 in Montgomery County in Deed Book 5103 Page 1188 conveyed unto Calvin Cary, Sr. and Willie E. Cary, his wife, in fee.

AND the said Calvin Cary, Sr. departed this life on 4/6/2020 whereby title to the above premises vested in Willie E. Cary by reason of survivorship.

And the said Willie E. Cary died on 12/27/2021 leaving a Will probated and registered at Montgomery County as Will No. 2022-X1133, wherein she appointed Damon Cary and Kieran Wilson as Co-Executors, to whom Letters Testamentary were granted on 3/11/2022.

In Witness Whereof, the said Grantor(s) have caused these presents to be duly executed and dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

[Signature]
Kieran Wilson, Co-Executor of the Estate of
Willie E. Cary, a/k/a Willie Elizabeth Cary,
deceased
DEED

Grantor:

Damon Cary and Kieran Wilson, Co-Executors of the Estate of Willie E. Cary, a/k/a Willie Elizabeth Cary, deceased

TO

Grantees:

Daniel Remishevsky and Gleb Remishevsky

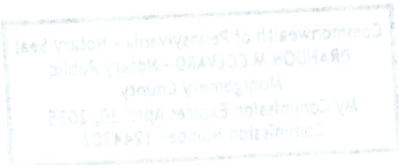
PREMISES:

613 Station Avenue
Glenside, PA 19038

The address of the above named Grantees is:

613 Station Ave
Glenside PA 19038

Certified by: *[Signature]*



In Witness Whereof, the said Grantor(s) has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

Damon Cary (SEAL)
Damon Cary, Co-Executor of the Estate of Willie
E. Cary, a/k/a Willie Elizabeth Cary, deceased

STATE OF Pennsylvania)
COUNTY OF Montgomery) SS)

On this, the 8th day of May, 2023, before me, a Notary Public the undersigned appeared, **Damon Cary, Co-Executor of the Estate of Willie E. Cary, a/k/a Willie Elizabeth Cary, deceased** (satisfactorily proven)/known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that _____ executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Brandon M. Colvard
Notary Public

Commonwealth of Pennsylvania - Notary Seal
BRANDON M COLVARD - Notary Public
Montgomery County
My Commission Expires April 30, 2025
Commission Number 1244702

My Commission Expires: April 30, 2025



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

Susanna O. Ralsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

Mr. Daniel Remishevsky
613 Station Avenue
Glenside, PA 19038

February 20, 2024

Re: Building Permit for a garage addition to 613 Station Avenue, Glenside, PA.

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Dear Mr. Remishevsky,

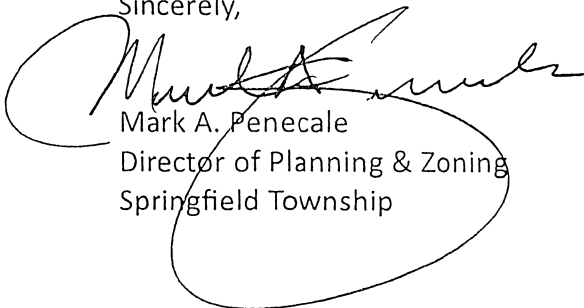
When you first spoke to me about adding a garage to the property located at 613 Station Avenue, Glenside, PA 19038, you informed me that the garage was for the storage of a fire truck you had either purchased or planned to purchase. You said nothing of the plan to use the fire truck in relation to your business "Bucks Bubbles". Over the course of the last four months, we had several conversations concerning the business being run from the home, the storage of a truck and trailer on the property. To the point that citations have been filed.

This letter is sent to inform you that the building permit application you submitted for the construction of 2,619 square foot addition to the home and 1,030 square feet of new driveway will not be issued at this time. The application states that the proposed garage will be used to store the fire truck. Springfield Township allows for "No Impact Home Based Business", however, there are limitations listed within Section 114-139.2 of the Springfield Township Zoning Ordinance. The construction of the garage and the storage of the fire truck on a residentially zoned property violates several provisions of Section 114-139.2 of the Springfield Township Zoning Ordinance.

If you choose to move forward with this project, you will either have to file a Zoning Hearing Board Application and request the required relief or appeal the actions of the Zoning Office in the denial of this permit.

If you have any questions, I can be reached at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning
Springfield Township

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-139.2. No-impact home-based businesses.

[Added 10-10-2018 by Ord. No. 956]

No-impact home-based businesses, as defined in § 114-21 of this chapter, shall be permitted in all zoning districts which permit residential uses. The no-impact home-based business or commercial activity shall satisfy the following requirements:

- A. Business activity. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. Workers. The business shall employ no employees other than family members residing in the dwelling.
- C. Building appearance and storage. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. Building appearance and signs. There shall be no outside appearance of a business use, including but not limited to parking, signs or lights.
- E. Nuisance prohibited. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. Waste. The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
- G. Location and size. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- H. Prohibited uses. The business may not involve any illegal activity.

[1] *Editor's Note: Former § 114-139.2, Communications antennas, added 5-13-1998 by Ord. No. 829, as amended, was repealed 12-14-2016 by Ord. No. 947. See now Art. XIVA, Wireless Communications Facilities.*

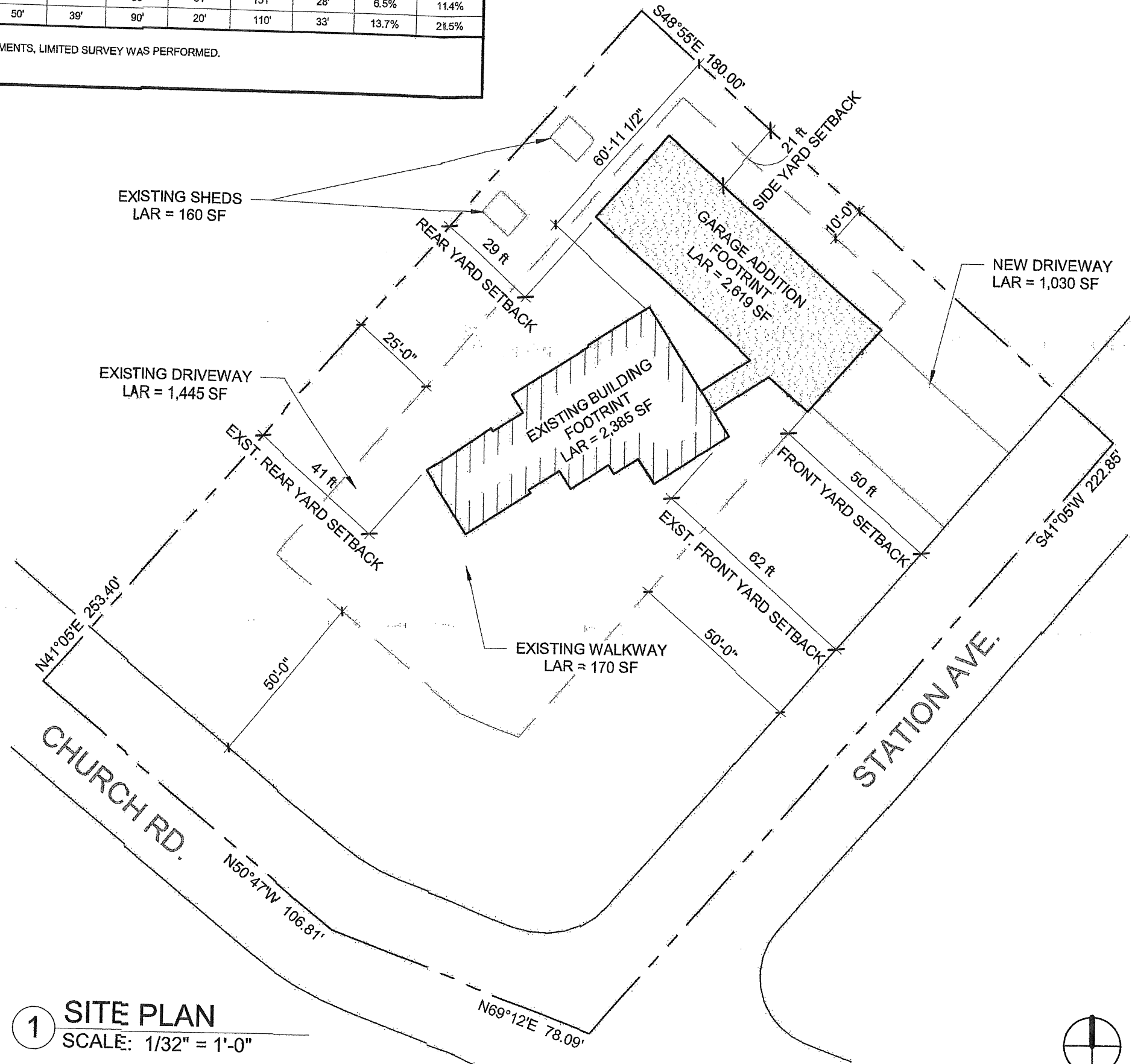
SUMMARY OF ZONING REGULATIONS

| A RESIDENTIAL DISTRICT SINGLE FAMILY DETACHED | REQUIRED | MINIMUM | | | | | | | MAXIMUM | | |
|--|-----------|---------|-------|-------|------|-------------------|-------------------|------------|-----------------|----------------|------------------|
| | | LOT | | YARD | | | | | BUILDING HEIGHT | BLDG. COVERAGE | IMPERV. COVERAGE |
| | | AREA | WIDTH | FRONT | REAR | SIDE ₁ | SIDE ₂ | AGGR. SIDE | | | |
| EXISTING | 36,320 SF | 222' | 50' | 25' | 15' | 15' | 50' | - | 15% | - | |
| PROPOSED | 36,320 SF | 222' | 50' | 39' | 90' | 61' | 151" | 28' | 6.5% | 11.4% | |
| | | | | | | | | 33' | 13.7% | 21.5% | |

NOTE:
1. ALL SIZES ARE APPROXIMATE / TAKEN FROM EXISTING TOWNSHIP DOCUMENTS, LIMITED SURVEY WAS PERFORMED.

SUMMARY OF ZONING REGULATIONS

| | EXISTING | PROPOSED |
|----------------------------------|--------------------------|--------------------------|
| LOT AREA | 36,320 SF | 36,320 SF |
| DWELLING | 2,385 SF | 5,004 SF |
| DRIVEWAY | 1,445 SF | 2,475 SF |
| WALKWAY | 170 SF | 170 SF |
| SHED | 160 SF | 160 SF |
| TOTAL IMPERVIOUS COVERAGE | 4,160 SF 11.4% | 7,809 SF 21.5% |



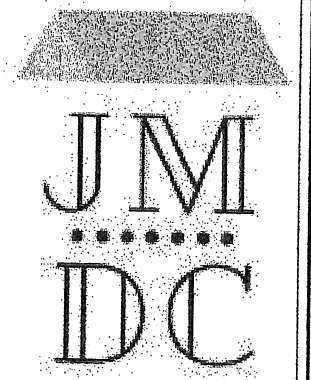
1 SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT:
GARAGE ADDITION

LOCATION:
613 STATION AVE GLENSIDE, PA 19038

CUSTOMER:
DANIEL REMISHEVSKY

PROJECT NUMBER:
23-11



JM DRAFTING & CONTRACTING, LLC
You think it. We build it.

ADDRESS:
P.O. BOX 563
SOUDERTON, PA 18964

DATE:
11/04/2023

ISSUE:
PERMIT

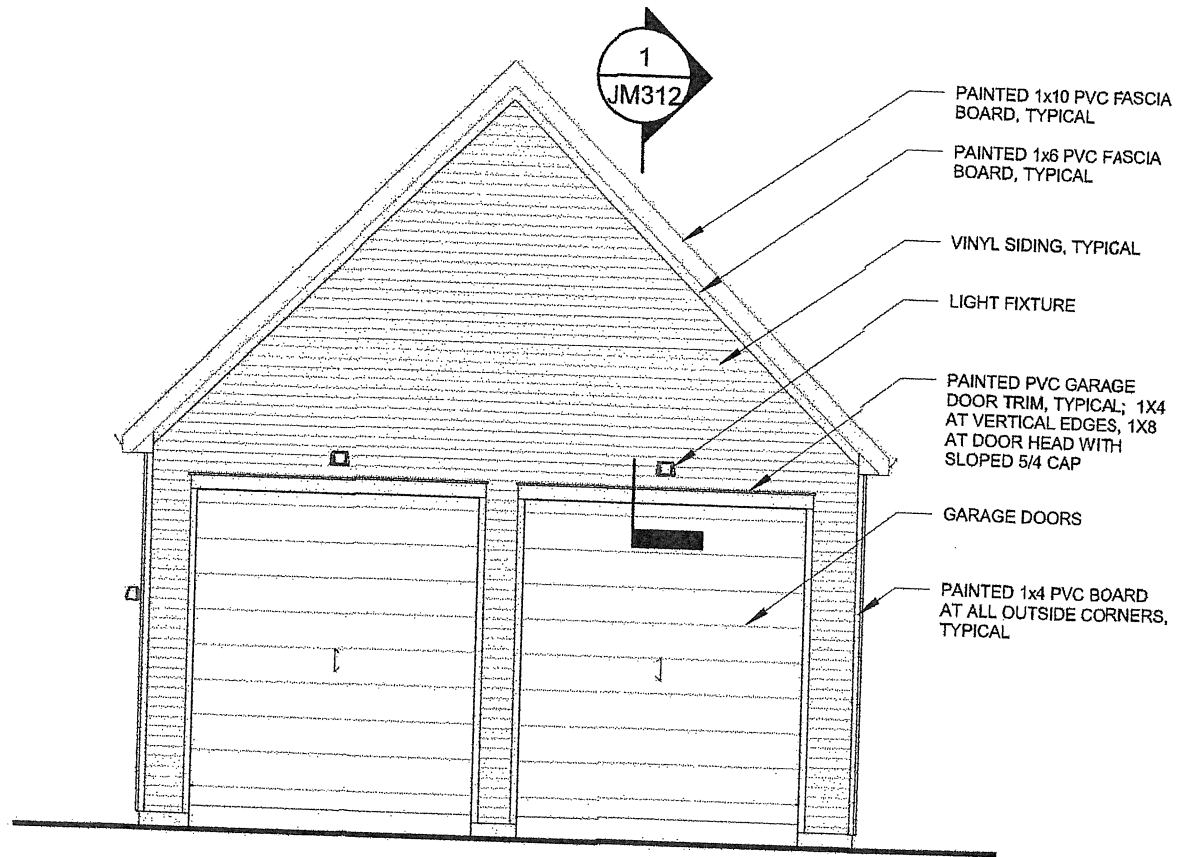


Matthew Ulassin, AIA
Registered Architect - Pennsylvania
License No.: RA409276

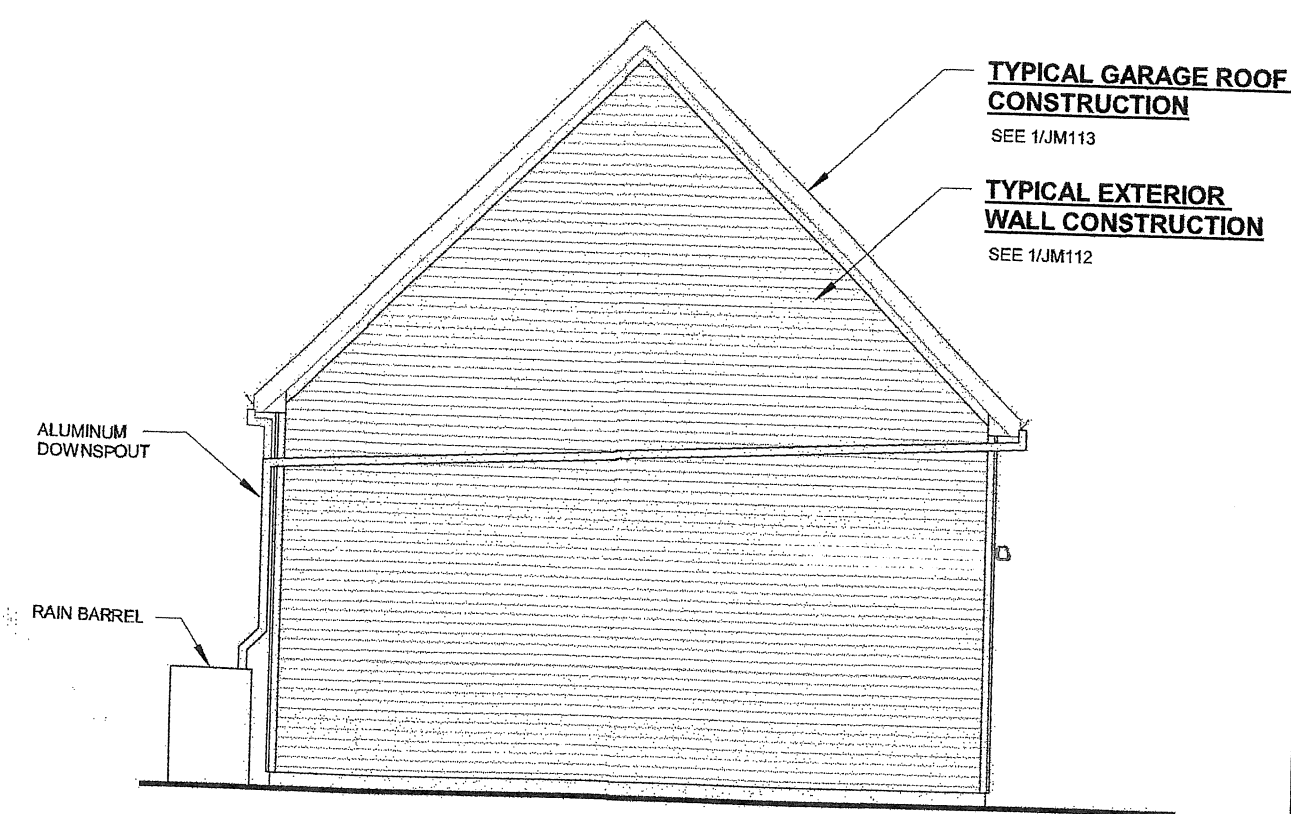
SIGNATURE & LICENSE NO.:

SHEET DESCRIPTION:
SITE PLAN & ZONING ANALYSIS

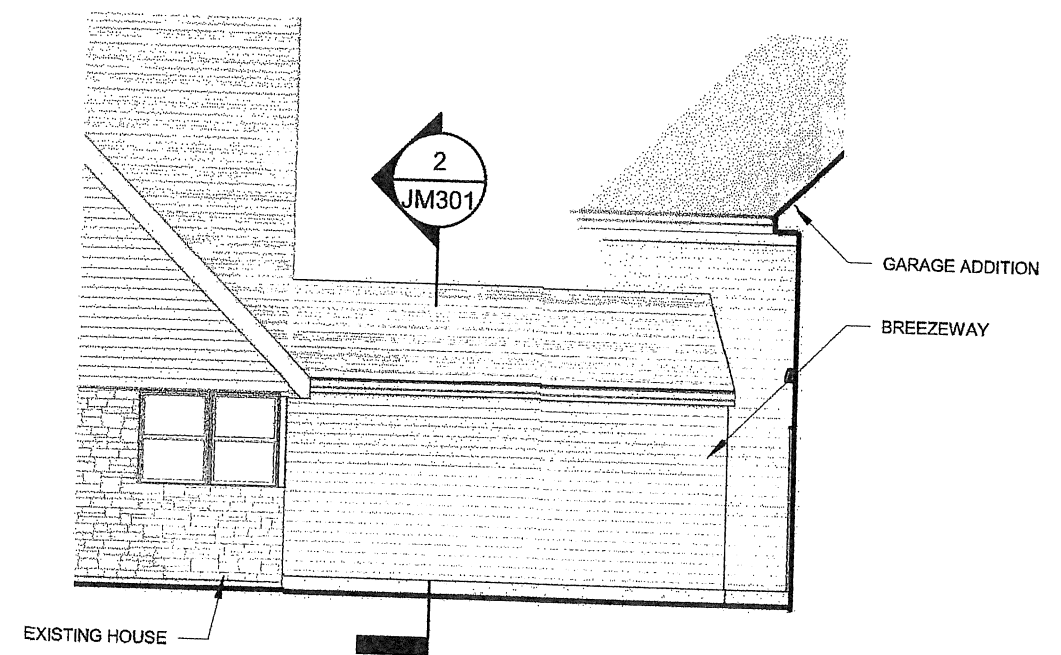
SHEET NUMBER:
IM050



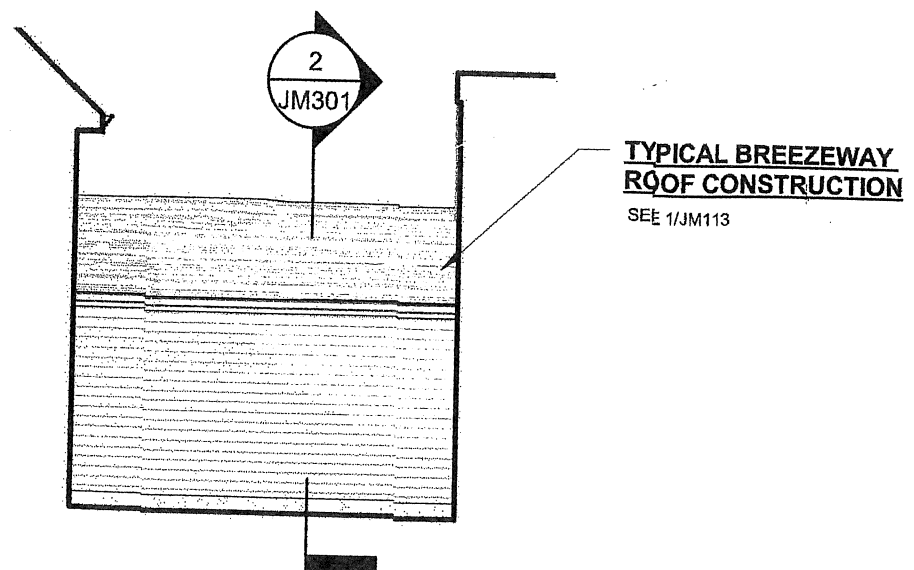
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BREEZEWAY - FRONT
SCALE: 1/8" = 1'-0"



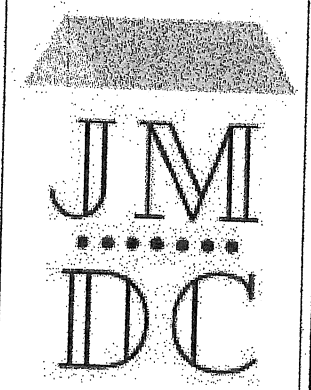
4 BREEZEWAY - REAR
SCALE: 1/8" = 1'-0"

PROJECT:
GARAGE ADDITION

LOCATION:
613 STATION AVE GLENSIDE, PA 19038

CUSTOMER:
DANIEL REMISHEVSKY

PROJECT NUMBER:
23-11



JM DRAFTING & CONTRACTING, LLC
You think it. We build it.

ADDRESS:
P.O. BOX 563
SOUDERTON, PA 18964

DATE:
11/04/2023

ISSUE:
PERMIT



Matthew Ulassin, AIA
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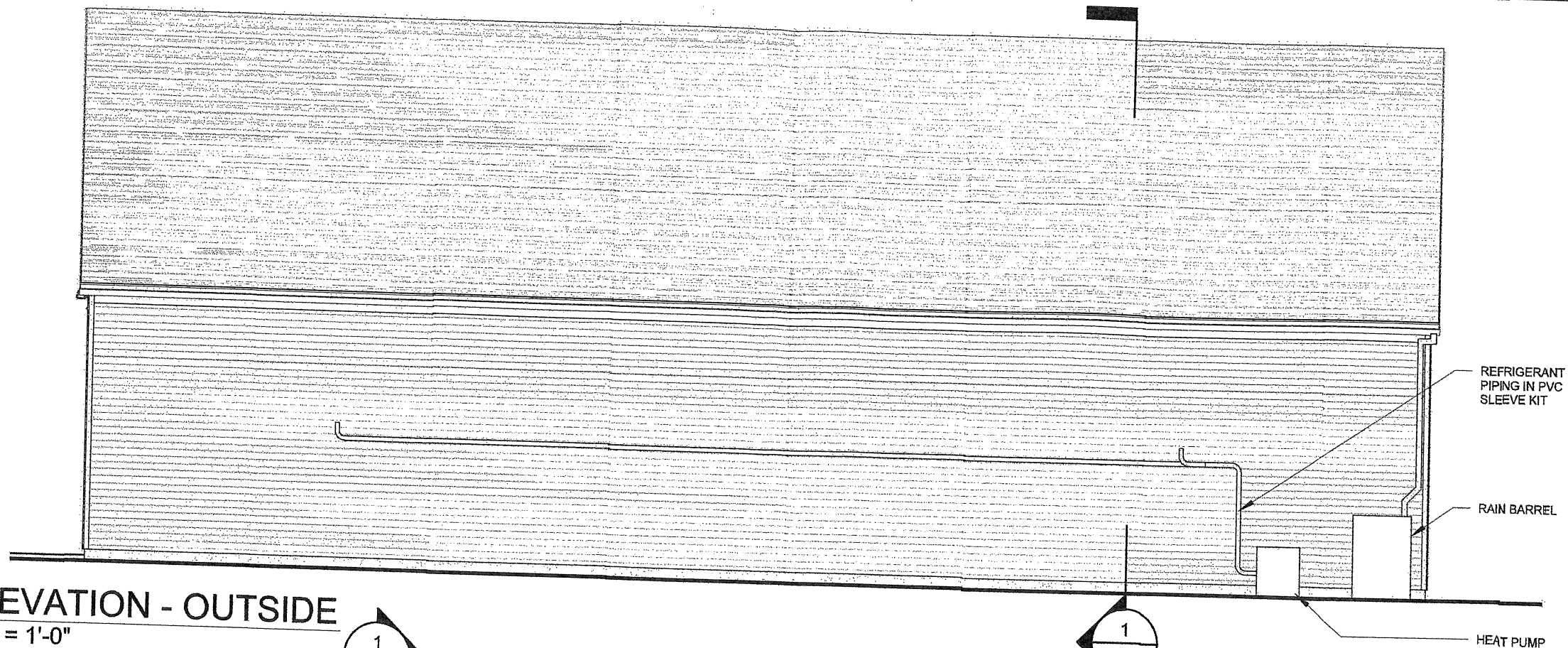
SIGNATURE & LICENSE NO.:

SHEET DESCRIPTION:

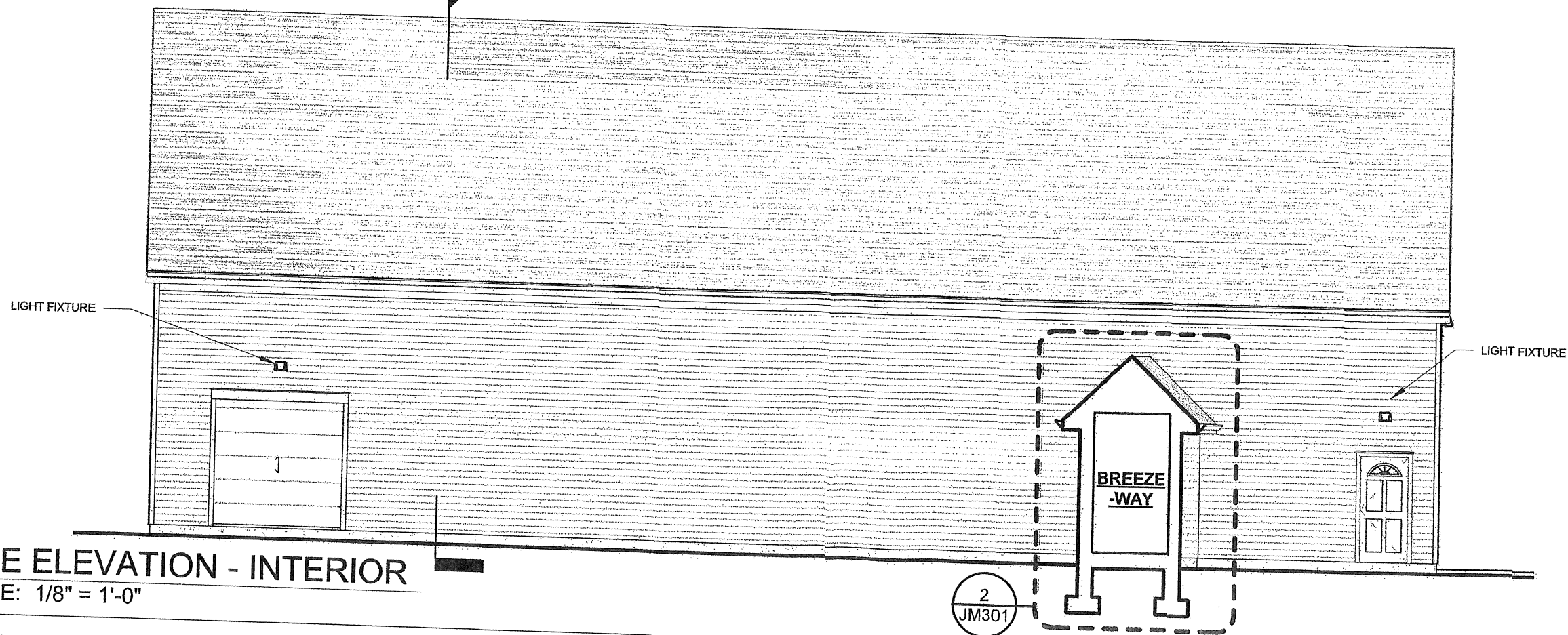
EXTERIOR ELEVATIONS

SHEET NUMBER:

JM201



1 SIDE ELEVATION - OUTSIDE
SCALE: 1/8" = 1'-0"



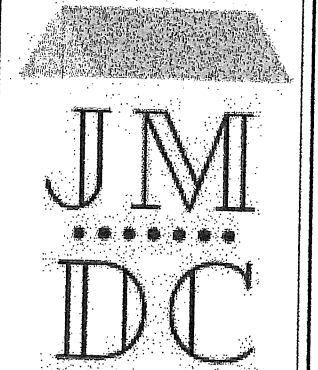
2 SIDE ELEVATION - INTERIOR
SCALE: 1/8" = 1'-0"

PROJECT:
GARAGE ADDITION

LOCATION:
613 STATION AVE GLENSIDE, PA
19038

CUSTOMER:
DANIEL REMISHEVSKY

PROJECT NUMBER:
23-11



**JM DRAFTING &
CONTRACTING, LLC**

You think it. We build it.

ADDRESS:
P.O. BOX 563
SOUDERTON, PA 18964

DATE:
11/04/2023

ISSUE:
PERMIT



Matthew Ulassin, AIA
Registered Architect - Pennsylvania
License No.: RA409276

SIGNATURE & LICENSE NO.:

SHEET DESCRIPTION:

**EXTERIOR
ELEVATIONS**

SHEET NUMBER:

IM202



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

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 25, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

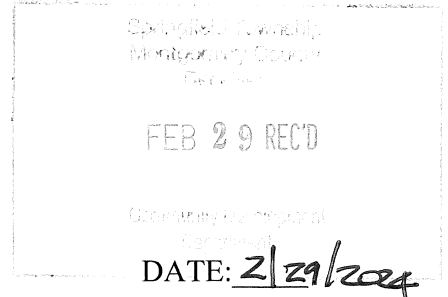
Case #24-03: This is the application of **The School District of Springfield Township**, owners of the property located at 1901 E. Paper Mill Road, Oreland, PA 19075, known as Parcel #5200-1319-5001. The applicants have requested a variance from Section 114-8D4.A of the Springfield Township Zoning Ordinance. The approval of the variance would allow the School District to construct the proposed 22,000 square foot addition to the existing Middle School Building that would be 35.93 feet from the property line adjoining RT 309 right-of-way, instead of the required 75 feet. The proposed addition will house auditorium space, kitchen area improvement and counseling area/offices. The property is zoned within the Institutional District of Ward #4 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 24-03

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We School District of Springfield Township
(Name of Applicant)

Of (Address) 1901 E. Paper Mill Road, Oreland, PA 19075

(Telephone No.) (215)233-6000

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article VIIID, Section 114-8f,
Subsection A, of the Springfield Township Zoning Code. See attached Addendum.

 Other (please specify)

The property concerned is located at Springfield Township Middle School
1901 E. Paper Mill Road, Oreland, PA

Petitioner's Interest in the property is Owner

Present use of property Current school use - Springfield Township Middle School

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

See attached Addendum.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

CASE # 24-02
CHECK # 1034
\$1,200.00



Applicant's Signature


Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

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Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

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It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

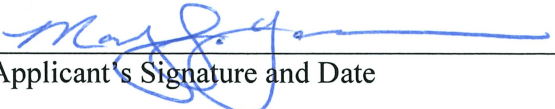
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

MARYJO YANVACONE
Printed Name of Applicant


Applicant's Signature and Date

ADDENDUM TO APPLICATION TO ZONING HEARING BOARD
FOR SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP

Springfield Township Middle School
1901 E. Paper Mill Road
Oreland, PA 19075

Page 1 – Variance:

- (1) Section 114-8D4(A) to allow for a front yard setback of 52.15 feet along PA Route 309.

Page 2 – Explanation of Petition.

The School District is proposing to construct a 22,000 square foot addition to the existing Middle School building. The proposed improvements will include a new primary entrance to the Middle School as well as auditorium space, kitchen area improvements and counseling area/offices. In support of the School District's request, the School District submits the following:

1. The subject property possesses unique physical circumstances and conditions, including irregular lot size and shape and two road frontages which inflict unnecessary hardship upon the School District and limit the opportunity for construction.
2. Due to the physical circumstances and conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance, and the grant of the requested variance is necessary to enable the reasonable use of the property.
3. The lot size, shape, slope and multiple road frontages, and the hardship created thereby, are conditions that were not created by the Applicants.
4. The variance will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.
5. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair or detract from the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
6. The subject property is suitable for the continued use as the Springfield Township Middle School. The requested relief is consistent with the spirit, purpose and intent of the Zoning Ordinance.
7. The proposed improvements to the Middle School are reasonable in terms of the economical extension of public services and facilities.

Chapter 114. Zoning

Article VIID. Institutional District

§ 114-8D4. Yards.

A. Front yards.

- (1) There shall be a front yard, the depth of which shall be at least 75 feet. When any portion of a building exceeds 35 feet, the front yard must be increased by three feet for each additional foot of building height.

B. Side yards. There shall be two side yards, each having a width of at least 50 feet, except that all yards abutting a residential district must be a minimum of 75 feet. When any portion of a building exceeds 35 feet, each of the side yards described above must be increased by three feet for each additional foot in building height.

C. Rear yards. There shall be a rear yard, the depth of which shall be at least 75 feet. When any portion of a building exceeds 35 feet, the rear yards must be increased by three feet for each additional foot in building height.

B 841330

APPROVED
NOV 10 10 57 AM '56
THE COMMERCIAL TRUST COMPANY
COMMERCIAL TRUST COMPANY
5.00

DONALD S. TUNNELL and JANE
K. TUNNELL, his wife
1606

TO

SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP (Montgomery County)

Dated, *October 30, 19 56*

Springfield Township, Montgomery County, Pennsylvania.

TOWNSHIP OF SPRINGFIELD MONTGOMERY COUNTY, PENNA.

REGISTERED

DATE *11/2/56*
DAVID W. BRIDGEMAN
Township Engineer

PER *174*
Thomas J. Timoney
EDWARD FOULKE
ALEXANDER KNIGHT
THOMAS B. MORELAND PORTER, JR.
LOUIS D. STEFAN
ATTORNEYS-AT-LAW
AMBLER, PA.

B

Commonwealth of Pennsylvania

County of Montgomery

Recorded on this 2nd day of November A.D. 19 56
in the Recorder's Office of said County
in DEED Book 2734 Vol. 42 PAGE 42
Given under my hand and seal of the said office
the date above written.

William B. ...

~~Together~~ with all and singular the buildings improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the buildings and improvements,

hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said party ~~of the second part,~~ ^{its successors} ~~and assigns,~~ ^{and assigns,} to and for the only proper use and behoof of the said parties ~~of the second part,~~ ^{its successors} ~~and assigns~~ Forever in fee simple

And

the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, ~~its successors~~ ^{and assigns,} that they the said parties of the first part, their heirs all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, ~~its successors~~ ^{and assigns,} against them the said parties of the first part, and their heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof,

Shall and will Warrant and forever Defend

In Witness Whereof, The said parties of the first part have to these presents set their hands and seals. Dated the day and year first above written.

The State stamps affixed represents full consideration including liens and encumbrances.

Signed, Sealed and Delivered In the Presence of

John H. Longbridge
Henry C. [unclear]

Donald S. Tunnell
Jane K. Tunnell

Commonwealth of Pennsylvania }
County of Philadelphia } ss.

On this, the 30th day of *October*, 1956, before me a Notary Public, in and for the Commonwealth of Pennsylvania, residing in *Philadelphia, Pa.* ~~the undersigned officer~~ personally appeared DONALD S. TUNNELL and JANE K. TUNNELL

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial

MY COMMISSION EXPIRES

Henry C. [unclear]
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires January 7, 1959

I Herewith Certify, that the precise address of the grantee herein is

1801 Paper Mill Road,
Philadelphia 18, Pa.

one minute twenty-six seconds west for one thousand two hundred thirty-two and sixty-one one-hundredths feet) to a point a corner of land now or late of Paul G. and Millicent E. Turner; thence along the same North thirty-seven degrees thirty-three minutes forty seconds east four hundred and nine and ninety-two one-hundredths feet to a point a corner of land of which this was once a part; thence along the same the two (2) following courses and distances to wit: (1) south fifty-two degrees twenty-six minutes twenty seconds east (three hundred twenty feet to a point), (2) north thirty-seven degrees thirty-three minutes forty-seconds east three hundred feet to a point on line of Greendale Manor subdivision; thence along the same and passing the southwesterly terminus of Alton Road, as laid out (fifty feet wide), south fifty-two degrees twenty-six minutes twenty-seconds east eight hundred seventy-seven and fifty-four one-hundredths feet to the point and place of beginning.

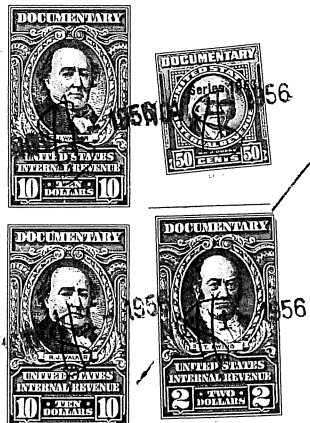
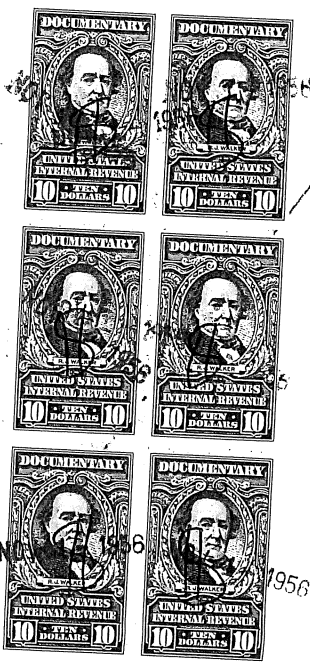
BEING as to part, a part of the same premises which Isabella Kennedy singlewoman by Indenture bearing date the 8th day of December A. D. 1942 and recorded in the Office for the Recording of Deeds in Montgomery County in Deed Book 1498 page 227 granted and conveyed unto Jane K. Tunnell wife of Donald S. Tunnell in fee.

BEING as to the remaining part, a part of the same premises which Henry Whittington, singleman by Indenture bearing date the 21st day of October A. D. 1944 and recorded in the Office for the Recording of Deeds in Montgomery County in Deed Book 1618 page 448 granted and conveyed unto Jane K. Tunnell, wife of Donald S. Tunnell, in fee.

VALUE OF PREMISES AS DEFINED BY ORDINANCE IS \$ 75,000.00 AND TAX PAID ON SUCH VALUE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By Henry C. Jones



The State stamps affixed represents full consideration including liens and encumbrances.

Robert Jones

This Indenture,

Made the 30th day of October
Nineteen hundred and Fifty-six (1956).

~~Parties~~ DONALD S. TUNNELL, of the Township of Springfield,
County of Montgomery and State of Pennsylvania, and JANE K. TUNNELL,
his wife, parties of the first part,

A N D

SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP, Montgomery County, Penn-
sylvania, party,

of the second part, ~~Witnesseth~~ Witnesseth that the said parties of the first part, for and in considera-
tion of the sum of SEVENTY-FIVE THOUSAND (\$75,000.00) DOLLARS
~~lawful money of the United States of America, unto them well and~~
truly paid by the said party of the second part, at or before the sealing and delivery of these
presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold,
aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain,
sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part its
successors ~~and assigns forever,~~ in fee
simple.

ALL THAT CERTAIN lot or tract of land SITUATE in the Township
of Springfield, County of Montgomery and State of Pennsylvania, as
shown on the subdivision plan of property of Jane K. Tunnell surveyed
for the Springfield Township School District dated September 13, 1956,
revised October 11, 1956 prepared by C. Raymond Weir, Registered Pro-
fessional Engineer, Ambler, Pennsylvania, bounded and described as
follows; to wit:

BEGINNING at a rail spike in the middle of Paper Mill Road as
originally laid out (thirty-three feet wide), said point of beginning
being south fifty-two degrees twenty-six minutes twenty seconds east
twenty-seven and ninety-two one hundredths feet from a stone, said
stone being located on the northwesterly side line of Paper Mill Road
as established in the laying out of Greendale Manor subdivision and
being eighty-three and fifty-nine one-hundredths feet southwest of the
intersection of the said northwesterly side line of Paper Mill Road
with the southwesterly side line of Bergen Road as laid out (fifty
feet wide); thence from the point of beginning along the middle of
Paper Mill Road south thirty-seven degrees eleven minutes forty seconds
west nine hundred seventy-four and ninety-four one-hundredths feet to
a rail spike on the northeasterly side line of the former Pennsylvania
Railroad right of way; thence along the said northeasterly right of
way line of the former Pennsylvania Railroad on a curved line bearing
to the right in a northwesterly direction with a radius of two thous-
and eight hundred fourteen and ninety-three one-hundredths feet for an
arc distance of one thousand two hundred forty-two and sixty-seven one-
hundredths feet (the chord of said curve bearing north forty degrees

Commonwealth Land Title Insurance Company,

a Pennsylvania corporation, herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance, does hereby insure the person or corporation named in Schedule A annexed as the Insured, and herein called the Insured, and all persons claiming the estate and property hereinafter mentioned under Insured by descent, by will, or under the intestate laws, and all other persons to whom this Policy may be transferred with the assent of this Company endorsed hereon, that the title of the Insured to the estate, mortgage, or interest described in said Schedule A is good and marketable and clear of all liens and encumbrances, charging the same at the date of this Policy, saving such estates, defects, objections, liens and encumbrances recited in the instrument referred to in said Schedule A, or as may be set forth in Schedule B annexed, or as may be excepted by the conditions of this Policy hereto annexed and hereby incorporated into this contract.

Liability hereunder shall not exceed the amount first set forth in said Schedule A, and no loss shall be payable hereunder except upon compliance by the Insured with the said conditions and not otherwise.

In Witness Whereof COMMONWEALTH LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, on the date first set forth in said Schedule A.

Attest:

John J. Connor
Secretary



SCHEDULE A

John W. Walt
President
Christopher J. Davis
Authorized Signature

AMOUNT \$75,000.00 DATE **November 2, 1956** POLICY NO. **B-841330**

ASSURED: **SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP**

1. The Estate or Interest of the Insured covered by this Policy: **Owner in fee.**

2. The Deed or other means by which title is vested in the Insured:

DEED: Donald S. Tunnell and wife to Insured, dated October 30, 1956 and recorded November 2, 1956, at Norristown, Pennsylvania.

3. The land referred to in this Policy is described as set forth in the said instrument above mentioned and is identified as follows:

Beginning at a rail spike in the middle of Paper Mill Road as originally laid out, Situate in Springfield Township, Montgomery County, Pennsylvania.

SCHEDULE B

(Unless otherwise specifically excepted herein, this Policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950, and prior to the recording of the security instrument described under Schedule A-2 hereof.)

Showing estates, defects or objections to title and liens or encumbrances thereon which do or may now exist and against which the Company does not agree to insure, and also showing special risks insured against when so stated.

1. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose, or which are visible on the ground.
2. Easement of driveway across premises described into Paper Mill Road.
3. Title to that portion of the premises in the bed of Paper Mill Road is subject to public and private rights therein.
4. Reservation as in Deed recorded in Deed Book 495 page 62 &c.
6. Right of Way as granted to Alice R. Tunnell as in Deed Book 1227 page 46.
7. Possible additional assessment for school taxes under Act of January 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or Township Taxes under Act of July 1, 1955, P.L. 219, relating to 1st Class Townships.
8. Easement of 14 foot wide lane extending parallel with Dulles Road into Paper Mill Road.
8. Covenant to maintain fence as in Deed to Phila. Germantown and Chestnut Hill Railroad Company, recorded in Deed Book 365 page 421.
9. Reservations as in Deed recorded in Deed Book 522 page 322.
10. Strip or portion of land along the Southwest wide of premises in question included in Ramp H to Penna. State Highway Route L.R. 782 and in the bed of State Highway Route L.R. 782 is excepted from this insurance

A policy of title insurance necessarily relates solely to the title prior to its date, and is not extended by the approval of any transfer thereof. Assignees of the Insured can protect themselves against intermediate claims and losses only by obtaining a new policy.

Transfers of this policy may be approved on behalf of Commonwealth Land Title Insurance Company at the Main Office, 1510 Walnut Street, Philadelphia 2, Pa.

THIS POLICY IS TRANSFERRED AS FOLLOWS

| DATE | ASSIGNOR | ASSIGNEE | APPROVED |
|------|----------|----------|----------|
| | | | |

CONDITIONS OF THIS POLICY

1. Commonwealth Land Title Insurance Company will, at its own cost, defend the Insured in all actions of ejectment or other proceedings founded upon a claim of title, lien or encumbrance prior in date to this Policy, and not excepted therein. In case any person having an interest in this Policy shall receive notice or have knowledge of any such action or proceeding, it shall be the duty of such person at once to notify the Company thereof in writing, and secure it the right to defend the action. Unless the Company shall be so notified within fifteen days, the insurance shall be void as to such person.

2. Any untrue statement or suppression of any material fact, made by or with the knowledge of the Insured prior to the issuance of the Policy, shall void the Policy; but an assignee for value to whom the Policy has been transferred with the assent of the Company endorsed thereon, shall not be affected by any untrue statements or answers, or suppression or breach of warranty contained in the application, of which such assignee was ignorant at the time the assent to the transfer was endorsed by the Company.

3. Estates, defects, objections, liens and encumbrances created or suffered by the Insured, or for which the Insured was liable or responsible at the date of this Policy, or which were known to the Insured and not disclosed to the Company prior to the issuance of this Policy, are excepted from this insurance.

4. Where the liability of the Company is solely to the holder of a Policy as collateral security, such liability shall in no case exceed the amount of the pecuniary interest of such holder in the property described, nor shall such liability in any case exceed the actual value of the estate or interest insured; but if the holder hereof as aforesaid shall purchase such estate or interest at a public sale thereof, under foreclosure or other proceedings legally and duly conducted, the Company will approve a transfer of this Policy to such purchaser, subject to the conditions and limitations contained herein, with the same liability as if the said purchaser were still holding said property as collateral security as aforesaid. Where the Insured thereafter conveys the interest so purchased, and takes back in the name of such Insured a purchase money mortgage secured thereon, the Company will approve a further transfer of this Policy to the Insured as such mortgagee subject to the same conditions as aforesaid.

5. The Policy, when issued to an owner of real estate (other than a ground rent) shall not be transferable excepting as collateral security to holders of mortgages secured upon, or ground rents issuing out of, said real estate, or to the holders of other liens thereon.

The Policy may, however, be freely transferred:

(a) To the assignee of a ground rent, mortgage or other encumbrance, the title to which is insured by the Policy.

(b) To any grantee or assignee of the estate or interest of the Insured, if the Policy was issued solely to cover some special risk.

6. In case of transfers of the Policy, estates, defects, objections, liens, and encumbrances arising after the date of the Policy, or created or suffered by the Insured, are not to be deemed covered by the contract.

No such transfer will be valid until it shall have been approved on behalf of the Company; and such approval may be refused if not applied for within thirty days after the conveyance or assignment of the interest insured. The Company will be entitled to a fee of five dollars for each transfer approved.

7. All liability under this Policy shall cease by the transfer of the title or interest insured, except where the Policy is transferable under conditions

4 and 5 and its transfer has been approved as provided in condition 6; provided, however, that, subject to compliance by the Insured with the other provisions of this Policy, if the Insured conveys the estate or interest insured, or the interest acquired by the Insured under foreclosure of an insured mortgage, or any part thereof, by deed or other instrument containing a covenant or warranty of title, express or implied, the Company will indemnify the Insured against actual loss suffered and actually paid by the Insured by reason of a claim made against the Insured under such covenant or warranty of title, for any estates, defects, objections, liens or encumbrances existing at the date of this Policy, and not excepted herein, (other than those created or suffered by the Insured), such claim having been first judicially determined to be due by a court of last resort, or such judicial determination thereof having been waived in writing by the Company as a condition of its liability; the suit on such claim being subject to all the provisions of Condition No. 1 of this Policy. Such indemnity shall be personal to the Insured and shall not extend to the Insured's transferee or any other person, firm or corporation, either directly or indirectly, and may not be enforced by such transferee or other person, firm or corporation, by execution, attachment, subrogation or otherwise.

8. All payments under this Policy, or any owner's policy issued to the Insured's vendee or vendees covering any part of the property described herein, shall reduce the amount of insurance pro tanto, and no payment can be demanded without producing the Policy for endorsement of such payment. If the Policy be lost or destroyed, indemnity satisfactory to the Company must be furnished. It is expressly understood and agreed that any loss payable under this Policy may be applied by the Company to the payment of any mortgage or deed of trust, the title under which is insured by the Company, or which may be held by the Company, and the amount so paid shall also be deemed a payment to the Insured under this Policy. The aggregate liability of the Company under this Policy and any policy issued to the holder of any such mortgage or deed of trust shall not exceed the amount of this Policy.

9. Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all the rights and remedies which the Insured would have had against any other person or property had the Policy not been issued. The Insured undertakes to transfer to the Company such rights, or to permit it to use the name of the Insured, for the recovery thereof. If the payments do not cover the loss of the Insured, the Company shall be interested in such rights with the Insured, in the proportion of the amount paid to the amount of the loss not thereby covered. The Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

10. If claim be made because of unmarketability, or defect of title, or of liens or encumbrances not excepted in this Policy, the Company shall have the right to take the estate or interest insured at its then market value, irrespective of the alleged estate, defect, objection, lien or encumbrance, and shall be entitled to a conveyance thereof, with proper allowance for all estates, defects, objections, liens or encumbrances not insured against by this Policy. No action shall be brought against the Company for any claim under this Policy until thirty days after notice, in writing, of such claim. In the event of a disagreement as to the value, the same shall be fixed by a majority of three appraisers, one chosen by the Company, one by the Insured, and the third by the two thus chosen; the valuation thus fixed shall be final and conclusive.

B-841330



Commonwealth Land
Title Insurance Company
1510 WALNUT STREET
PHILADELPHIA 2, PA.

LAF

D.

Standard Policy 112-00-37

| ZONING DATA | | | |
|---|---------------|---|---|
| EXISTING ZONING DISTRICT CLASSIFICATION: INST (INSTITUTIONAL) | | | |
| EXISTING USES: INSTITUTIONAL - MIDDLE SCHOOL | | | |
| PROPOSED USES: INSTITUTIONAL - MIDDLE SCHOOL (NO CHANGE) | | | |
| INST (INSTITUTIONAL) ZONING REQUIREMENTS TABLE: | | | |
| CODE SECTION | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | 114-802(A) | 3 ACRES | ±18.02 ACRES |
| MAXIMUM BUILDING AREA | 114-803(B) | 20% | ± 8.0% |
| MINIMUM WIDTH | 114-803 | 200 FEET | 710 FEET |
| FRONT YARD | 114-804(A) | 75 FEET, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE FRONT YARD MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT (75 FEET + 37.5 FEET = 112.5 FEET) | ± 35 FEET* |
| SIDE YARDS | 114-804(B) | 50 FEET, 75 FEET ADJUTING RESIDENTIAL DISTRICT, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE SIDE YARD MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT | ± 421 FEET |
| REAR YARD | 114-804(C) | 20 FEET, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE REAR YARD MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT | N/A - 2 FRONT YARDS |
| IMPERVIOUS COVERANCE | 114-805(B) | 40% | ± 32% |
| BUILDING HEIGHT | 114-805(C) | 30 FEET | ± 42.4' FEET |
| REQUIRED PARKING (EXISTING DIMENSION) | 114-154(A)(8) | 1 SPACE/50 SQUARE FEET OF TOTAL FLOOR AREA 12,500 SF/50 = 250 PARKING SPACES | 158 SPACES (TOTAL)* ±186 SPACES (TOTAL)* |

- BUILDING HEIGHT = 847.5 FEET (47.5 - 35 = 12.5) 12.5 * 3 FEET = 37.5 FEET
- TOTAL AREA COVERED BY BUILDINGS, PARKING LOTS AND VEHICULAR ACCESSWAYS MAY NOT EXCEED 40%
- EXISTING NONCONFORMANCE
- EXISTING NONCONFORMANCE IMPROVED
- VARIANCE REQUIRED

| NO. | DATE | REVISIONS | BY | CHKD |
|-----|------|-----------|----|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PROJECT INFORMATION:
 FILE PATH: G:\Projects\SGAL\00088\Plan\1
 FILE NAME: SGAL0088_ZSP.dwg
 LAST SAVED DATE AND TIME: 27 Feb 2024, 12:32PM
 JOB: SVA DR. JAWARD

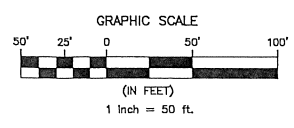
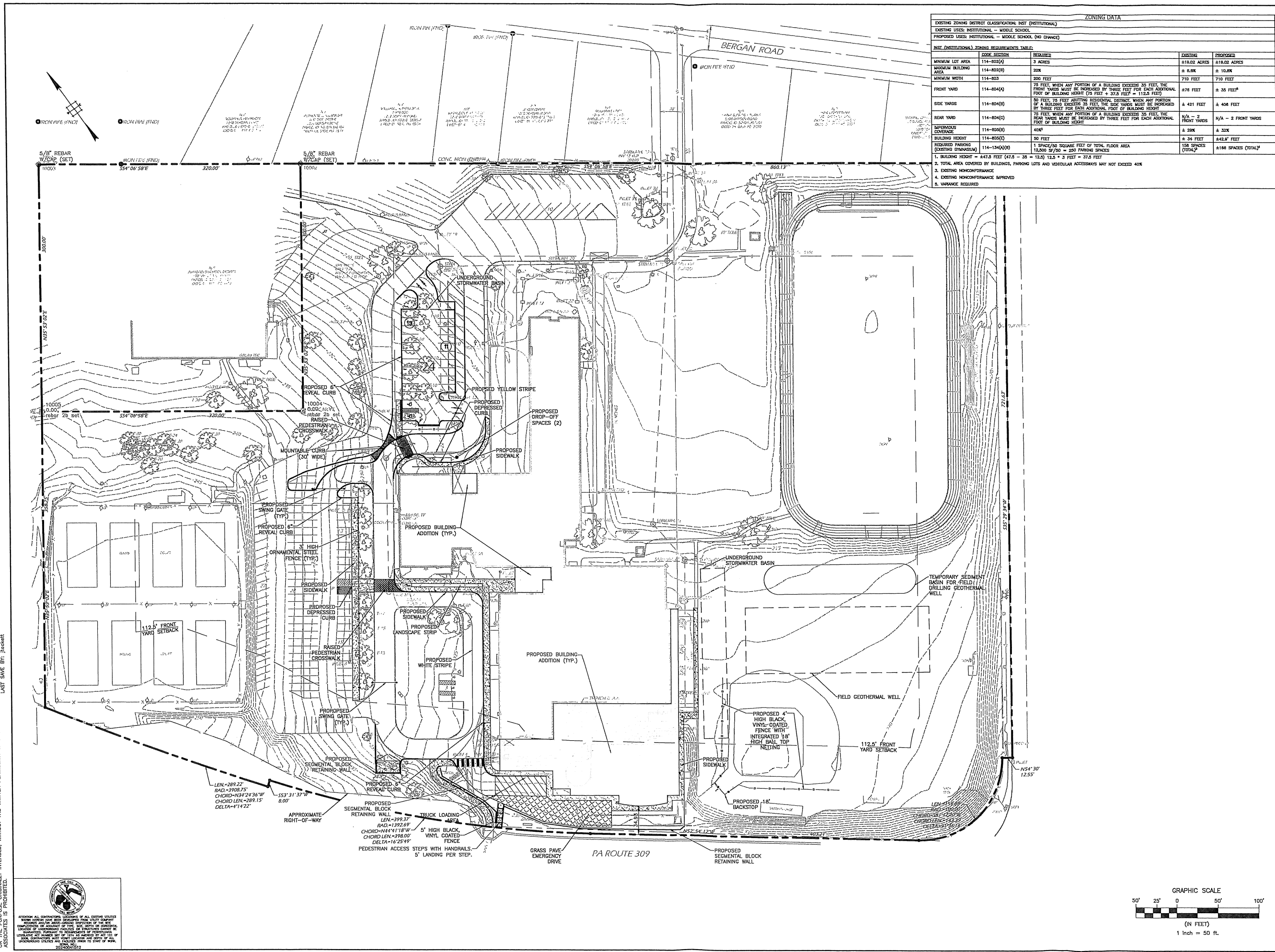
SPRINGFIELD TOWNSHIP SCHOOL DISTRICT
 SPRINGFIELD TOWNSHIP MIDDLE SCHOOL:
 ADDITIONS AND RENOVATIONS
 1801 PAPER MILL ROAD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA



1700 MARKET STREET, SUITE 3110
 PHILADELPHIA, PA 19103
 TEL 215-282-7850
 FAX 215-627-3459
 www.landassociates.com

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 OHIO AND PENNSYLVANIA

| | | | |
|-------------|----------|-----------|------------|
| DESIGNED BY | JCO | DRAWING | STE |
| CHECKED BY | JDT | SHEET | 2 |
| DRAWN BY | SCR | DATE | 02/23/2024 |
| SCALE | AS NOTED | PROJ. NO. | SGAL00088 |
| | | | OF 2 |



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM THE CITY OF SPRINGFIELD AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES NOT SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.