



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 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, May 20, 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 and taking access from E. Mill Road. The variance has been requested to allow the proposed lot to have 50 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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Christen Pionzio, Esq.
Hamburg Rubin Mullins Maxwell & Lupin, PC
1684 S. Broad Street
Post Office Box 1479
Lansdale, PA 19446-5422

OFFICERS

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James J. Garrity
Solicitor

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Timothy P. Woodrow, PE
Engineer

April 15, 2024

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 the Springfield Township Zoning Hearing Board received your request for a continuance on application #23-25 for the property located at 401 E. Mill Road, Flourtown, PA 19031. The Zoning Hearing Board has approved your request, and the application will be placed on the Springfield Township Zoning Hearing Board's May 20, 2024 agenda. 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,

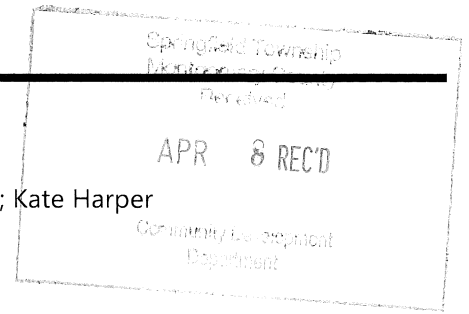


Mark A. Penecale
Director of Planning & Zoning
Springfield Township

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)

Mark Penecale

From: Christen Pionzio <cpionzio@hrmml.com>
Sent: Monday, April 8, 2024 11:57 AM
To: Michael Taylor; Jim Garrity (jgarrity@wispearl.com); Kate Harper (charper@timoneyknox.com)
Cc: Mark Penecale; Nicholas DeLuca
Subject: 401 E. Mill Road - continuance !



Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Good morning,

In the never ending saga re this application, I am writing to ask for another month.

As background, on March 13, 2024, the Commissioners decided to continue their opposition to our current application (variance to permit 25' of frontage on Cedar Lane vs. the requirement of having 75' of lot width at a public street) notwithstanding our offer to condition our relief on utilizing a driveway to E. Mill Road via an easement across Lot 1 which contains the existing house. We agreed to file a deed restriction prohibiting a driveway on Cedar Lane.

The current option/idea (Kate hasn't seen it yet) shows 50' of frontage on E. Mill Road with a fee simple flag pole of 50' back to the proposed Lot 2. Our plan was to present this to the Commissioners and community tonight. We are encountering some issues re that design such that we are not in a position to commit to it. We don't want to have a conversation with the Board of Commissioners tonight and propose this option with our current uncertainty.

I am sure that the ZHB is fatigued with the continuance requests, but I ask for another. Despite my legal position re my client's right to the subdivision, we have many interested parties with competing interests and we are trying to come up with a compromise/design. It is my preference to appear before the ZHB after we have exhausted all efforts to address everyone's concerns re this 2 lot subdivision.

Kate, please consider this request to continue to Tuesday May 28? 27th is Memorial Day. I hereby waive all time requirements in the MPC re holding a hearing in this matter until May 31, 2024.

Mike, please remove this matter from the BOC agenda this evening.

Thank you, please confirm. CP

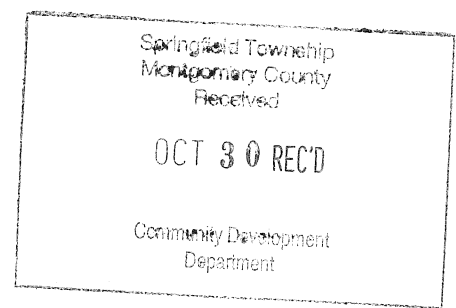


Christen G. Pionzio, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446-5422
215.661.0400; Fax 215.661.0315
CPionzio@HRMML.com; HRMML.com
HRMM&L * Celebrating 50 Years *

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The information contained in this e-mail message is attorney privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. Please call us immediately at 215-661-0400 if this is received in error.

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.

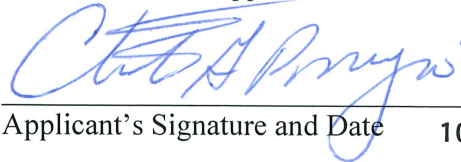
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and 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

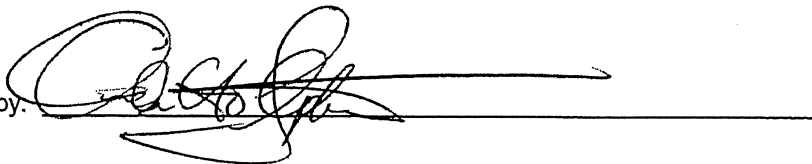
Andre C. Stephano and Beth A. Lesko

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:

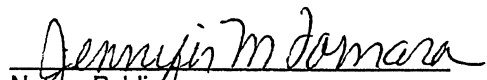

Rowena Flanagan

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 PROP STM CLEANOUT
- PROP PROP SAN CLEANOUT
- PROP 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.

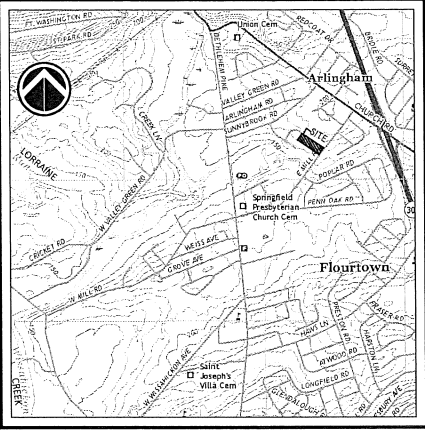
SERIAL NUMBER 20232280990, (AUGUST 16, 2023)

VARIANCE REQUEST

1. A VARIANCE FROM CHAPTER 114 ARTICLE V, SECTION 114-53 LOT WIDTH TO ALLOW THE LOT WIDTH AT THE STREET LINE (E. MILL ROAD) TO BE 50.00 FT. RATHER THAN THE 75.00 FT. MIN. REQUIRED.

NOTES

1. 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.
2. BENCHMARK ELEVATION: SANITARY SEWER MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF SITE, ADJACENT TO PECO POLE 860. RIM ELEVATION = 175.56.
3. 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.
4. 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 42091C0377G, EFFECTIVE DATE MARCH 2, 2016.
5. 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.



SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
SPRINGFIELD TOWNSHIP
(PARID 52-00-11662-00-4)
2. 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.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
ANDRE C. STEPHANO & BETH A. LESKO
401 EAST MILL ROAD
FLOURTOWN, PA 19031
4. ADDRESS OF THE SUBJECT TRACT:
401 EAST MILL ROAD
FLOURTOWN, PA 19031
5. AREA STATISTICS:
GROSS TRACT AREA = 2.70 AC
NET TRACT AREA = 2.51 AC
6. WATER SERVICE:
PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA WATER COMPANY.
7. SANITARY SEWER SERVICE:
PUBLIC SEWER PROVIDED BY BUCKS COUNTY WATER AND SEWER AUTHORITY
8. 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

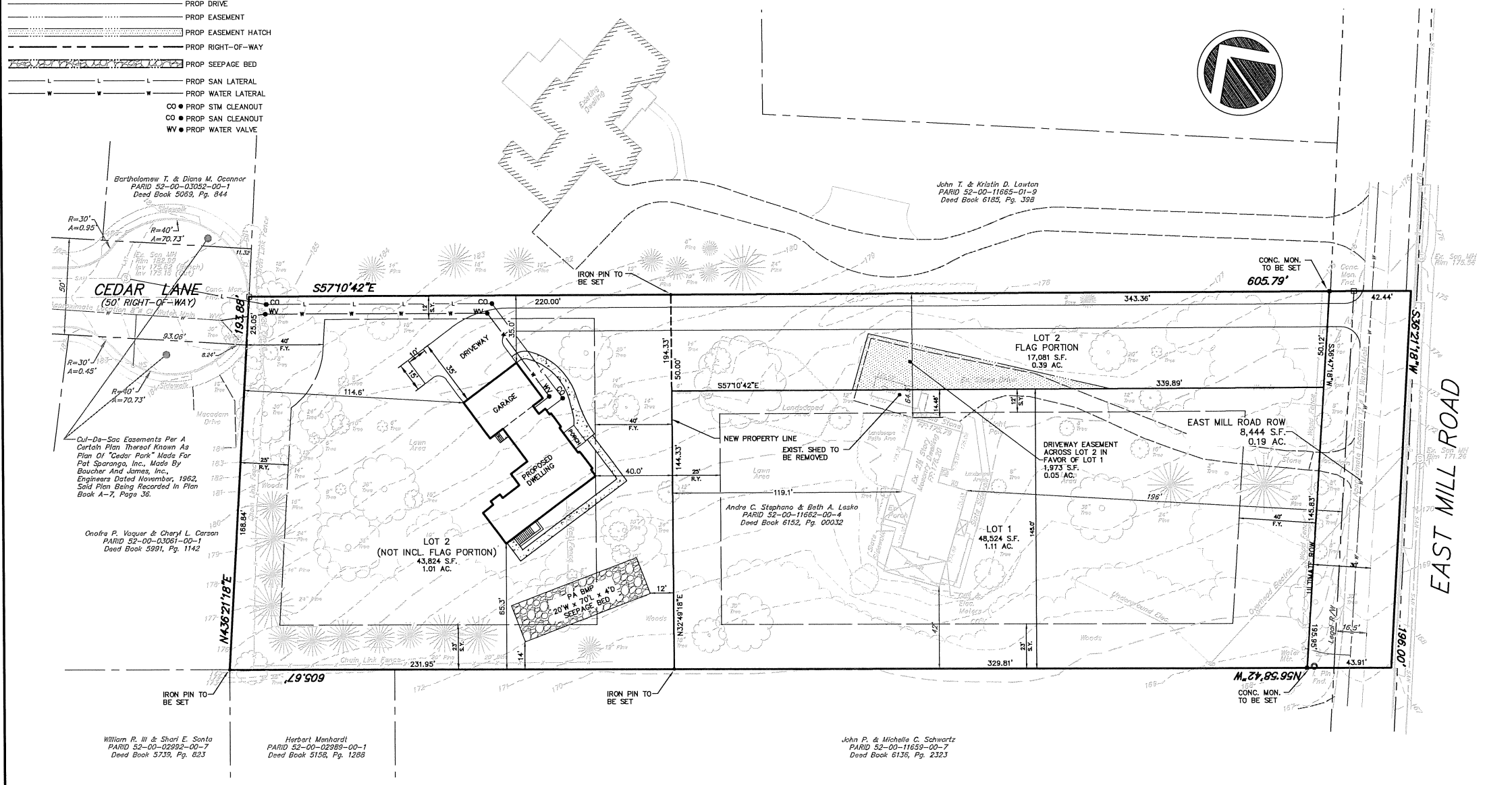
	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA:	12,500 S.F.	1.11 AC.	1.01 AC.
MIN. LOT WIDTH:	75 FT.*		
AT STREET LINE:	75 FT.	145.83 FT.	25.05 FT.
AT BUILDING SETBACK LINE:	75 FT.	145.69 FT.	194.03 FT.
MIN. FRONT YARD SETBACK:	40 FT.	182.2 FT.	58.74 FT.
MIN. SIDE YARD SETBACK:	12 FT.	14.46 FT.	24.63 FT.
MIN. SIDE YARD AGGREGATE:	35 FT.	56.46 FT.	117.37 FT.
MIN. REAR YARD SETBACK:	25 FT.	109.7 FT.	74.21 FT.
MAX. BUILDING COVERAGE:	20.00%	5.48%	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 XII 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

NO.	REVISIONS	PLAN ORIGINATOR	DATE
1	REV FOR REVISION OF LOT 2 HOME AND DRIVE TO E. MILL		FEBRUARY 12, 2024
2	REV FOR SUPPLEMENTAL MEASUREMENTS		OCTOBER 25, 2023
3	REV FOR SUPPLEMENTAL MEASUREMENTS		SEPTEMBER 25, 2023

ZONING EXHIBIT PLAN

401 EAST MILL ROAD

SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: **AJH** DRAFTED BY: **MNR**

PROJECT NUMBER: **7842** DRAWING FILE: **7842 SHOT ZONING**

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

GRAPHIC SCALE

GORSKI
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

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 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, May 20, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-04: This is the application of **Steven & Samantha Honeywell**, owners of the property located at 910 Campbell Lane, Wyndmoor, PA 19038. The property is also known as parcel #5200-0289-6004. The applicants have requested a variance from Section 114-131. B.2.c of the Springfield Township Zoning Ordinance. The applicants seek approval to relocate the existing side property through the subdivision process that will have the existing detached masonry garage 3 feet, 3 inches from the adjusted property line. The property is zoned within the D-Residential District of Ward #5 of Springfield Township. ***A continuance has been requested for this application and it will be on the Zoning Hearing Board agenda for Monday, May 20, 2024.***

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.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

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COMMISSIONERS

James M. Lee
President

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

Howard R. Maniloff, Esq.
Tabas & Rosen, PC
1601 Market Street, Suite 2300
Philadelphia, PA 19103

April 15, 2024

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

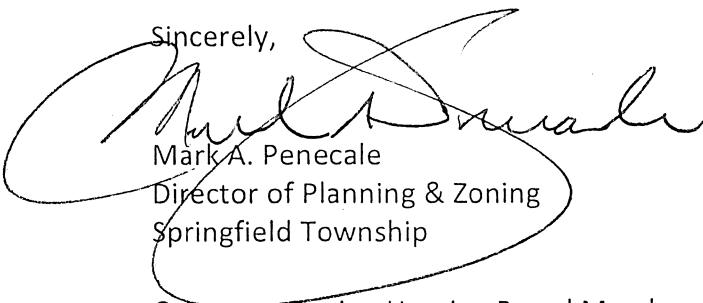
Re: Zoning Hearing Board Application #24-04, for the property located at 910 Campbell Lane, Wyndmoor, PA 19038, Known as Parcel #5200-0289-6004.

Dear Mr. Maniloff,

This letter is sent to inform you that the Springfield Township Zoning Hearing Board received your request for a continuance on application #24-04 for the property located at 910 Campbell Lane, Wyndmoor, PA 19038. The Zoning Hearing Board has approved your request, and the application will be placed on the Springfield Township Zoning Hearing Board's May 20, 2024 agenda. 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)

Tabas & Rosen, P.C.

ATTORNEYS AT LAW

ALLAN M. TABAS (1953-1999)
RONALD I. ROSEN♦
RICHARD D. LUCENTE♦☆☆
HOWARD R. MANILOFF♦♦

CAROL H. JOHNSON, PARALEGAL
JACK ZASOWSKI, LEGAL ASSISTANT

♦MEMBER OF PA BAR
☆MEMBER OF NJ BAR
*MEMBER OF NY BAR
◆NJ MANAGING ATTORNEY

E-mail: hmaniloff@tabasrosen.com
Direct Fax: 267 541-3939

1601 MARKET STREET
SUITE 2300
PHILADELPHIA, PA 19103
215 569-5050
FAX: 215 569-0809

34 TANNER STREET
HADDONFIELD, NJ 08033
856 429-8123
FAX: 856 429-2038

HARRISBURG AREA
717 232-0606

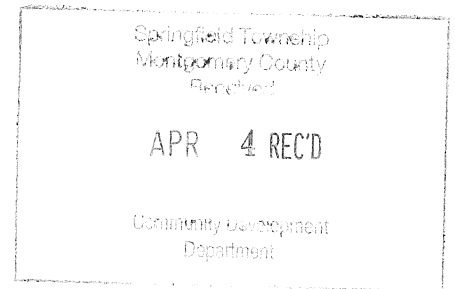
Reply to Philadelphia

April 5, 2024

Via E-Mail

Mr. Mark Penecale
Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Re: Steven & Samantha Honeywell
910 Campbell Lane, Wyndmoor, PA
Case No. 24-04



Dear Mr. Penecale:

You may recall that I represent the owners of 910 Campbell Lane, Steven and Samantha Honeywell. A hearing on the variance for that property is scheduled for April 22, 2024. Unfortunately, I am unable to attend because I have a Passover Seder with my family that night.

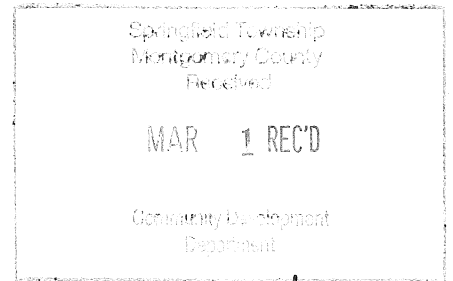
I am therefore requesting that this matter be continued to the May 20, 2024, meeting. Counsel for the co-petitioners, Domenick and Lucia Ruggeri, kindly advises me that he has no objection to this request.

Very truly yours,

/s/ Howard R. Maniloff
Howard R. Maniloff

cc: Gerard Flourde, Esquire

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



NO. 24-04

DATE: 3/1/2024

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Steven and Samantha Honeywell and Domenick and Lucia Ruggeri
(Name of Applicant)

Of (Address) 910 and 912 Campbell Lane, Wyndmoor, PA 19038

(Telephone No.) _____

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 XIII, Section 114-131, Subsection B(2), of the Springfield Township Zoning Code.

_____ Other (please specify) _____

The property concerned is located at 910 and 912 Campbell Lane Wyndmoor, PA 19038

Petitioner's Interest in the property is Owners and Neighbors

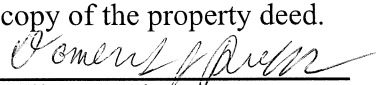

Present use of property Residential

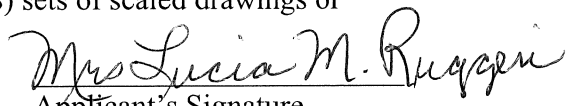
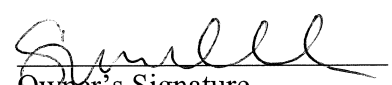
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

SEE ATTACHED STATEMENT OF FACTS.

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 # 2A-04
check # 117
\$500.00


Applicant's Signature

Owner's Signature


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.

Domenic J Ruggeri
Printed Name of Applicant


Applicant's Signature and Date

REVISED STATEMENT OF FACTS

In the late 1980s the Ruggeris, owners of 912 Campbell Lane and the Harantshuks, then owners of 910 Campbell Lane, jointly erected a fence between their properties and along the rear portions of their respective properties.

In 2018 the property at 910 Campbell Lane was sold to the Honeywells who objected to placement of the fence between 910 and 912 as infringing on their property and stated that they could force its removal.

The Ruggeris filed an action in Common Pleas Court which resulted in the attached February 28, 2023 Order by Agreement by which the Honeywells agreed to accept the existing fence's placement and sought to transfer a portion of their property to the Ruggeris.

The transfer proposed by the Honeywells constitutes a 98 sq. ft. triangular-shaped parcel and would modify the property line between 910 Campbell Lane and 912 Campbell Lane, which requires approval by the Township Zoning Board. Additionally, the proposed new line involves a variance that requires Zoning Board approval.

The proposed new property line results in a minor irregular infringement of the four foot property line setback requirement due to the location of the Honeywells masonry garage, which in all other respects comports with the Springfield Township Zoning. The proposed angled line diverges from the established boundary line 86 ft. from the streetside property line and passes initially at a 3.6 ft. distance from the rear of the garage and continues diagonally to a 3.3 ft. distance from the rear of the garage until it meets the rear property boundary line running parallel to Mermaid Lane.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY PENNSYLVANIA
Civil Action

DOMENICK J. RUGGERI and LUCIA N. RUGGERI

v.

STEVEN HONEYWELL, JR. and SAMANTHA HONEYWELL

Sequence #64
Motion for Summary Judgment

NO. 2019-01240

ORDER BY AGREEMENT

AND NOW, this 28th day of February, 2023,

upon agreement of the Parties it is hereby ORDERED and DECREED as follows:

- (a) The existing chain link fence between 910 and 912 Campbell Lane, Wydmoor, Pennsylvania, at the rear of the houses, shall be deemed to demark the boundary line between the properties;
- (b) Within sixty (60) days Plaintiffs shall, at their expense:
 - (1) using the data contained in the December 6, 2022 survey report prepared by Douglas H. Bogdan, PLS, revise the legal descriptions of the respective properties in accordance with this Order
 - (2) sever the disputed land from the Defendants' parcel by appropriate instrument;
 - (3) prepare and record deeds and other such documents as may be required reflecting the revised legal description of both parcels in accordance with this Order;
 - (4) notify tax authorities of the revised legal descriptions so that any adjustment in tax on the respective properties may be made;

- (5) Plaintiffs will remit to Defendants the sum of \$139.55 to cover the proposed portion of taxes that may have been inappropriately paid by Defendants for the disputed parcel.
 - (6) take other actions reasonably necessary to establish and record the boundary lines and relieve Defendants of any obligation to pay taxes on the land claimed by Plaintiffs.
 - (7) The Parties shall provide notice as each step is completed. Within sixty (60) days, the parties shall certify to the Court the completion of the foregoing.
- (c) Upon such certification, this Court will dissolve the preliminary injunction dated February 6, 2019.

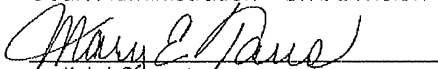
This Court retains jurisdiction to enforce the terms of this Order.

BY THE COURT:



STEVEN C. TOLLIVER, SR. J.

This Order has been E-Filed on 2/28/2023
Copies via Prothonotary to:
All Parties of Record
Copies via Chambers to:
Court Administration - Civil Division



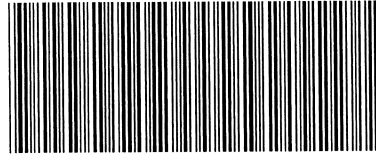
Judicial Secretary



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 6115 PG 00244 to 00248
INSTRUMENT # : 2018079004
RECORDED DATE: 11/15/2018 10:08:10 AM




4007231-0020C

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed		Transaction #: 4189109 - 2 Doc(s)	
Document Date: 11/09/2018		Document Page Count: 4	
Reference Info:		Operator Id: msanabia	
RETURN TO: (Simplifile) Genesis Abstract, LLC 25 W Moreland Ave Hatboro, PA 19040 (215) 441-5500		PAID BY: GENESIS ABSTRACT LLC	
* PROPERTY DATA:			
Parcel ID #:	52-00-02896-00-4		
Address:	910 CAMPBELL LN		
	WYNDMOOR PA 19038		
Municipality:	Springfield Township (100%)		
School District:	Springfield		
* ASSOCIATED DOCUMENT(S):			
CONSIDERATION/SECURED AMT: \$272,000.00		DEED BK 6115 PG 00244 to 00248	
TAXABLE AMOUNT: \$272,000.00		Recorded Date: 11/15/2018 10:08:10 AM	
FEES / TAXES:			
Recording Fee:Deed	\$86.75	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Additional Names Fee	\$0.50		
Affordable Housing Names	\$0.50		
State RTT	\$2,720.00		
Springfield Township RTT	\$1,360.00		
Springfield School District RTT	\$1,360.00		
Total:	\$5,527.75		
		 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 and Return to
Genesis Abstract, LLC
25 W. Moreland Avenue
Hatboro, PA 19040
18-20535
Ph# (215) 441-5500

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-02896-00-4 SPRINGFIELD TOWNSHIP
910 CAMPBELL LN
HARANTSCHUK EUGENE & SONIA
B 028 L 6 U 092 1101 11/15/2018

Parcel ID Number: **52-00-02896-00-4**

\$15.00
JW

PERSONAL REPRESENTATIVE'S DEED

This Indenture, is made this the 9th day of November, 2018,
by and between **ZENON HARANTSCHUK, CO-EXECUTOR and EUGENE HARANTSCHUK, JR., CO-EXECUTOR** of the WILL OF SONIA HARANTSCHUK, deceased, hereinafter called the Grantor of the first part and

STEVEN HONEYWELL JR and SAMANTHA HONEYWELL, husband and wife, hereinafter called the Grantee of the other part.

Witnesseth: That the said Grantor(s), pursuant for and in consideration of the sum of **TWO HUNDRED SEVENTY TWO THOUSAND AND 00/100 DOLLARS (\$272,000.00)** paid to Grantor by Grantee receipt of which is acknowledged, grants, bargains and sells to Grantee and Grantee's heirs and assigns forever, as tenants by the entirety, the real property in **Montgomery County, PA**, described as:

See Exhibit "A" for legal description

Prepared by and Return to
Genesis Abstract, LLC
25 W. Moreland Avenue
Hatboro, PA 19040
18-20535
Ph# (215) 441-5500

EXHIBIT "A"

PARCEL NUMBER 52-00-02896-00-4

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Springfield, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property made for Elena Tamaro and Fred S. and Mary A. Contino by Charles E. Shoemaker, Inc. Engineer and Surveyors, Abington, Pa., dated April 26, 1976 and recorded in and for the County of Montgomery, Norristown, PA, in Plan Book B-31 page 52, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Campbell Lane (40 feet wide), said point being at the distance of 211.85 feet measured South 39 degrees, 54 minutes, 30 seconds West on the Southeasterly side of Campbell Lane from its point of intersection with the Southwesterly side of New Street (40 feet wide); thence extending from said point of beginning, South 50 degrees, 5 minutes, 30 seconds East, 150.57 feet to a point; thence extending South 39 degrees, 45 minutes, 0 seconds West, 58.85 feet to a point; thence extending North 50 degrees, 5 minutes, 30 seconds West, 150.73 feet to a point on the Southeasterly side of Campbell Lane; thence extending along the Southeasterly side of Campbell Lane, North 39 degrees, 54 minutes, 30 seconds East, 58.85 feet to the first mentioned point and place of beginning.

BEING Revised Lot 6 as shown on the above mentioned Plan.

BEING the same premises which Elena M. Tamaro, by Indenture bearing date the 29th day of March, A.D. 1985 and recorded the 2nd day of April, A.D. 1985 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4763 page 128, granted and conveyed unto Eugene Harantschuk and Sonia Harantschuk, husband and wife, in fee.

AND THE SAID Eugene Harantschuk departed this life on 7/27/1996, whereby title to the above described premises vested in the said Sonia Harantschuk, by operation of law.

AND THE SAID Sonia Harantschuk departed this life on July 21, 2016, leaving a Will dated May 26, 2005, duly proven and registered in the Office of the Register of Wills, in and for the County of Montgomery, as of RW No. 46-2018-X3769, wherein said Testatrix appointed Zenon Harantschuk and Eugene Harantschuk, Jr., as Co-Executors thereof, to whom Letters Testamentary were granted on October 17, 2018.

Prepared by and Return to
Genesis Abstract, LLC
25 W. Moreland Avenue
Hatboro, PA 19040
18-20535
Ph# (215) 441-5500

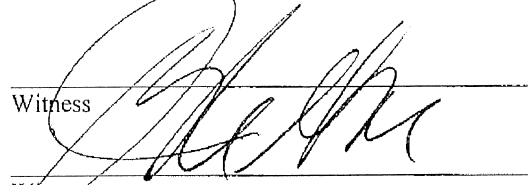

Together with all and singular the buildings, improvements, tenements, hereditaments, appurtenances, ways, waters, water-courses, rights, liberties, privileges whatsoever thereunto belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the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

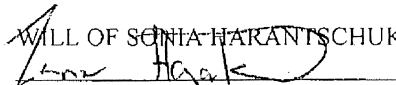
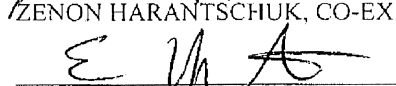
To Have And To Hold the same to Grantee(s), and Grantee(s), heirs and assigns, in fee simple forever.

And Grantor(s) for himself/herself, executors and administrators do(es) covenant, promise and agree to and with the Grantee(s) and Grantee's heirs and assigns, that he/she/they has/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 incumbered in title, charge, estate or otherwise howsoever.

In Witness Whereof, Grantor individually or as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Witness 
Witness 

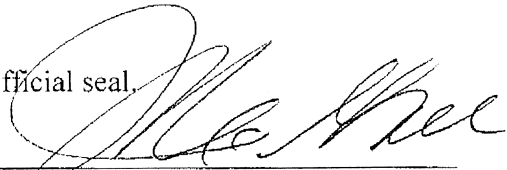
WILL OF SONIA HARANTSCHUK

ZENON HARANTSCHUK, CO-EXECUTOR

EUGENE HARANTSCHUK, CO-EXECUTOR

Prepared by and Return to
Genesis Abstract, LLC
25 W. Moreland Avenue
Hatboro, PA 19040
18-20535
Ph# (215) 441-5500

COMMONWEALTH OF Pennsylvania
COUNTY OF Montgomery

On this the 9th day of November, 2018, before me a Notary Public, the undersigned officer, personally appeared **ZENON HARANTSCHUK, CO-EXECUTOR and EUGENE HARANTSCHUK, JR., CO-EXECUTOR of the WILL OF SONIA HARANTSCHUK**, known to me (or satisfactorily proven) to be the persons described in the foregoing instruments, and acknowledge that they executed the same in the capacity therein stated and for the purposes therein contained.

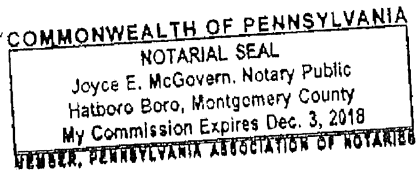
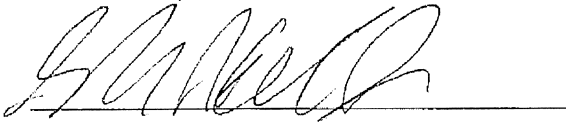
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Printed Name Joyce E. McGovern

My commission expires Dec 3, 2018

MAIL TAX BILL TO:
STEVEN F. HONEYWELL and SAMANTHA HONEYWELL
910 CAMPBELL LANE
GLENSIDE, PA 19038



Fee Simple/Trustees' Deed

This Indenture Made this 24th day of July 1989
Between

EUGENIO BRUN and IDA BRUN, his wife

(hereinafter called the Grantor),

DOMENICK J. RUGGERI and LUCIA M. RUGGERI, his wife
(hereinafter called the Grantee),

Witnesseth That the said Grantors for and in consideration of the sum of -----
One (\$1.00) Dollar -----
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 Grantee S, their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground Situate in Springfield Township
Montgomery County, Pennsylvania, bounded and described according to a
Plan of Property made by Charles E. Showmaker, Inc., Engineers and
Surveyors dated February 3, 1977 and last revised April 19, 1977 and
recorded in Plan Book B-32 page 21, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Campbell Lane
(40 feet wide) said point being at the distance of one hundred eighty-
five and ninety-three one hundredths feet measured South 39 degrees
54 Minutes 30 seconds West along the said side of Campbell Lane from
its point of intersection with the Southwesterly side of New Street
(40 feet wide); said point of beginning also being a corner of
Lot No. 2, on the aforementioned Plan; thence extending along same South
50 degrees 5 minutes 30 seconds East one hundred fifty and forty-nine
one-hundredths feet to a point; thence extending South 39 degrees
45 minutes West Twenty-five and ninety-two one-hundredths feet to a
point; thence extending North 50 degrees 5 minutes 30 seconds West
one hundred fifty and fifty-seven one-hundredths feet to a point on
the Southeasterly side of Campbell Lane aforesaid; thence extending
along same, North 39 degrees 54 minutes 30 seconds East twenty-five
and ninety-two one hundredths feet to the first mentioned point and
place of BEGINNING.

COUNTY PARCEL NO. 52-00-02893-00-7
CONTAINING in area 3,902 square feet.

BEING the same premises which Arnold C. Carnevale, Jr. and Denise W.
Carnevale, his wife, by indenture bearing date the 23rd day of
February, A. D., 1984, recorded in the Office for the Recording of
Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania,
in Deed Book No. 4730 page 485 &c., granted and conveyed unto
Eugenio Brun and Ida Brun, his wife, in fee.

CONVEYANCE from parents to daughter and son-in-law, not taxable.

BANK 4920-1675

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PRR _____

11:30
1989 AUG 18 PM 1:45

UNOFFICIAL COPY
DEED 4920-1675

13.00
.50
2.00

UNOFFICIAL COPY
DEED 4920 01675

Together with all and singular the buildings 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 Grantor, 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 buildings and improvements thereon erected, 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 Grantee, their heirs and assigns forever.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-02893-00-7 SPRINGFIELD
912 CAMBELL LN
BRUN EUGENIO & IDA
E 023 U 089 L 1 1102 DATE: 06/18/89

(SPECIAL WARRANTY)

And the said Grantors, for themselves do by these presents, covenant, grant and agree, to and with the said Grantees their heirs and Assigns, that they the said Grantors, their heirs 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 them the said Grantors, their heirs and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her or any of them, shall and will WARRANT and forever DEFEND.

OR

(TRUSTEE'S WARRANTY)

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has 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 incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor 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:



Eugenio Brun (SEAL)
EUGENIO BRUN

Ida Brun (SEAL)
IDA BRUN

BOOK 4920:1676

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF Montgomery) ss.
 On this, the 27th day of July, A.D. 1989, before me,
 the undersigned officer, personally appeared Eugenio Brun & Ida Brun, his wife
 known to me (or satisfactorily proven) to be the persons whose names is (are) subscribed to the within
 instrument, and acknowledged that they executed the same for the purposes therein contained.
 In witness whereof, I hereunto set my hand and official seal.

NOTARIAL SEAL
 ROBERT J. INCERSO Notary Public
 Lower Gwynedd Twp., Montgomery Co.
 My Commission Expires March 4, 1992

[Signature]
 Notary Public
 My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF) ss.
 On this, the _____ day of _____, A.D. 19____, before me,
 the undersigned officer, personally appeared _____ who acknowledged
 himself (herself) to be the _____ of _____
 a corporation and that he as such _____
 being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
 corporation by himself (herself) as _____
 In witness whereof, I hereunto set my hand and official seal.

Notary Public
 My Commission Expires:

RELiance ABSTRACT COMPANY

R. 3441

DEED.

EUGENIO BRUN and
 IDA BRUN, his wife

to

DOMENICK J. RUGGERI
 and
 LUCIA M. RUGGERI, his wife

PREMISES:
 912 Campbell Lane
 Springfield Township
 Montgomery County

CLT-2896

Montgomery County, SS
 Recorded in the Office for Recording of Deeds & c. in 2nd
 for said county in BOOK 4920
 Page 1675 & c. address my hand
 and seal of office

AUG 18 1989



Maryanne Beckenbach
 Recorder

BOOK 4920:1677

TOWNSHIP OF SPRINGFIELD
 MONTGOMERY COUNTY, PENNA.

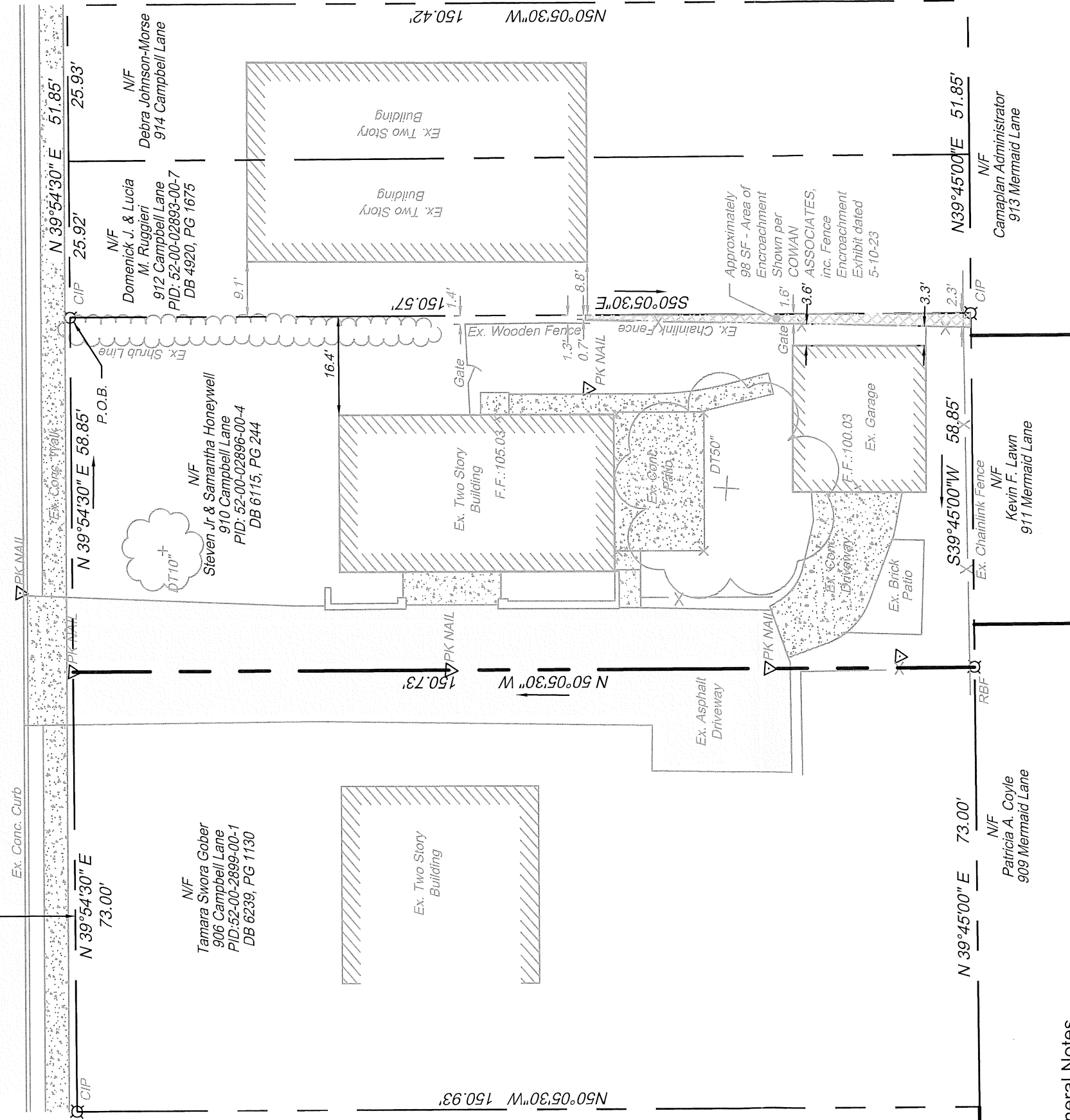
- REGISTERED -

DATE 8/18/89 NO. 000257

[Signature]
 Township Engineer

The address of the above-named Grantee
 is 912 Campbell Lane
 Wyndmoor, Pa. 19118
 On behalf of the Grantee

Campbell Lane
(40' Wide)



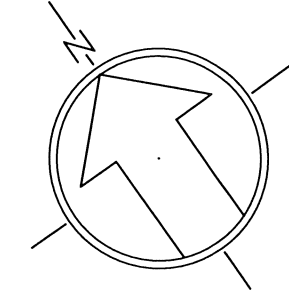
General Notes

- Information shown hereon reflects existing site conditions as of November 23, 2022 per a field survey performed by Eustace Engineering.
- The plan was prepared in accordance with the instructions of the Client, with the intent of showing an existing chainlink fence between 910 & 912 Campbell Lane.
- This property is subject to all easements, restrictions and agreements of record.
- Easements if shown are done so to the best of our abilities given the quality of the reference documents.
- Horizontal datum is assumed Deed North.
- No evidence of potential wetlands were observed on the subject property nor have we received any documentation of any wetlands being located on the subject property.
- To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available.
- To the best of our knowledge, utilities enter the premises from public streets or rights of way.
- Precision of information when originally established and topographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
- Existing monumentation was found during survey, therefore property corners were not set.
- Encroachments are depicted graphically hereon to the best of our ability.
- Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
- Boundary reference: Boundary retracement of original survey performed by Roy Stauch, PLS dated 2019.
- Reference Plans: "Plan of Property" prepared by Charles E. Shoemaker, Inc., dated April 26, 1976 & "Plan of Property" prepared by Charles E. Shoemaker, Inc., last revised April 19, 1977.

Legend

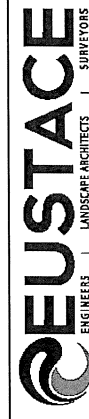
- Property Line / Right-of-Way
- Existing Building
- Existing Curb
- Existing Sidewalk/Concrete
- Existing Asphalt Paving
- Existing Tree/Shrub Line
- Existing Fence
- Existing Iron Pin/Rebar Found
- Existing PK Nail Found
- Existing Tree w/ Caliper Size

NO.	DIMENSIONS TO FENCE	DATE
3		3/19/24
2	ENCROACHMENT SHOWN PER COWAN EXHIBIT	5/24/23
1	REVISION TO PROPERTY BEARINGS	12/07/22



EXISTING CONDITIONS
910 Campbell Lane

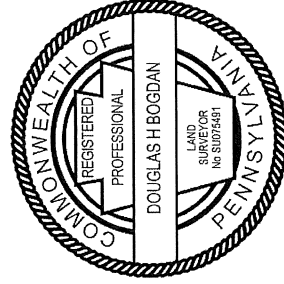
910 Campbell Lane
Wyndmoor, PA 19090



Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Douglas H. Bogdan, P.L.S.
PA Lic. SU075491

DRAWN BY	KB
CHECKED BY	DHB
DATE	12/06/22
DRAWING No.	2122-583-01A





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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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 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, May 20, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-05: This is **The Institutes for the Achievement of Human Potential**, owners of the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038. The property is also known as Parcel #5200-1658-8505. The applicant has appealed the actions of the Zoning Officer related to the violation letter dated February 1, 2024. In the alternative, the applicant has requested a variance from Section 114-8. A.1 for the use of the property and Section 114-134.A for the required on-site parking. The applicant seeks approval to use portions of the property for catered, rental events, as well as the headquarters and a private school for neurologically impaired youth, under the name of The Institutes for the Achievement of Human Potential. The property is zoned within the Institutional District of Ward #2 of Springfield Township. ***A continuance has been requested for this application and it will be on the Zoning Hearing Board agenda for Monday, May 20, 2024.***

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.



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
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Susanna O. Ratsavong
Vice President

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

Sean G. Livesey, Esq.
High Swartz, Attorney at Law
40 East Airy Street
Norristown, PA 19401

April 15, 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 #24-05, for the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038, Known as Parcel #5200-1658-8505.

Dear Mr. Livesey,

This letter is sent to inform you that the Springfield Township Zoning Hearing Board received your request for a continuance on application #24-05 for the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038. The Zoning Hearing Board has approved your request, and the application will be placed on the Springfield Township Zoning Hearing Board's May 20, 2024 agenda. 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.

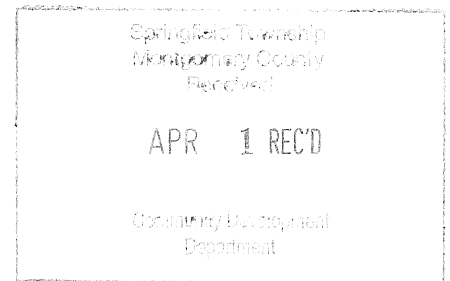
If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

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. 24-05

DATE: 3/28/2024

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We The Institutes for the Achievement of Human Potential c/o High Swartz LLP
(Name of Applicant)

Of (Address) 8801 Stenton Avenue, Wyndmoor, PA 19038

(Telephone No.) (610) 275-0700

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 8, Subsection D1, of the Springfield Township Zoning Code.

Other (please specify) and a variance from the requirements of Section 114-134, per attached Supplement.

The property concerned is located at 8801 Stenton Avenue, Wyndmoor, PA 19038
(Tax Parcel ID No. 52-00-16588-50-5)

Petitioner's Interest in the property is Fee Owner

Present use of property Nonprofit educational organization headquarters and associated specialized private school facility for neurologically impaired youth.

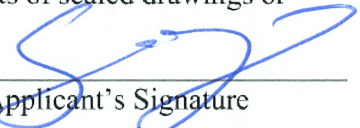

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Please See Supplement Attached.

****Drawings to be provided****

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

#24-05
Check # 87287
\$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

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.

Janet Doman

Printed Name of Applicant

 3/28/2024

Applicant's Signature and Date

Supplement to Application to the Springfield Township Zoning Hearing Board

Property: 8801 Stenton Avenue

Applicant: The Institutes for the Achievement of Human Potential, by Hich Swartz LLP

Background/Current Use:

Applicant's Property located at 8801 Stenton Avenue, Wyndmoor, PA (the "Property") is a 4.9-acre parcel, and it, along with an adjacent parcel, comprises the campus of the Institute for the Achievement of Human Potential, a nonprofit organization that has operated there for approximately sixty years, since 1965. The Property, located in the Institutional Zoning District, is improved with school, office and multi-purpose buildings, including an auditorium and adjunct residential facilities, as well as patios and various driveways, paths and parking areas.

The current primary use of the Property is as the headquarters for an educational nonprofit organization with an associated specialized private school facility for neurologically impaired youth. Over the years, in addition to this primary use, the Institutes have maintained certain *de facto* accessory uses customarily incidental to a school/nonprofit, including holding small-scale private events and educational based entertainment for fundraising purposes.

Relief Requested:

Applicant now proposes to formally add, as a use accessory to the existing primary use, a "**rental hall/events space with limited short-term rentals**" use.

Applicant requests a variance from **Section 114-8D1** (Permitted uses) to allow such proposed accessory use within certain buildings/areas of the Property. In addition, Applicant requests a variance from the off-street parking requirements pursuant to **Section 114-134.A** to allow for fewer than the required number of paved parking spaces, or, in the alternative, a variance from Section **Sections 114-134.C and D** to allow for parking and parking reserve areas that are not paved.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

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COMMISSIONERS

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Susanna O. Ratsavong
Vice President

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

Mr. Leo Jasien
Brookfield Events, LLC
8801 Stenton Avenue
Wyndmoor, PA 19038

February 1, 2024

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: 8801 Stenton Avenue, Wyndmoor, PA 19038.

Dear Mr. Jasien,

This letter is sent as a follow-up to my inspection of the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038. During my inspection, it was clear that Brookfield Events, LLC now leases portions of the buildings and the property for catered events. A review of Brookfield Events, LLC website provides a listing of services offered, including the leasing of rooms for overnight stays.

Please be aware that 8801 Stenton Avenue, Wyndmoor, PA is zoned within the Institutional District of Springfield Township. The Institutional District offers a defined list of permitted uses. However, a catering hall and the leasing of rooms for overnight stays are not included. Please feel free to refer to Section 114-8. D.1 of the Springfield Township Zoning Ordinance for a list of permitted uses within the Institutional District. A copy of the Springfield Township Zoning Ordinance can be found on-line at www.springfieldmontco.org.

The use of the property as a rental hall for weddings, receptions, showers, and the like are violations of Section 114.8.D.1 and Section 114-134.A of the Springfield Township Zoning Ordinance. Brookfield Events, LLC, must submit a Zoning Hearing Board Application and request the required use variance and possible parking variance on or before, **March 1, 2024**. Failure to submit the required Zoning Hearing Board Application for the required relief, will result in a "Cease and Desist Order" being issued by this office and possible citations being issued for the above listed violations to Section 114-8. D.1 and Section 114-134.A of the Springfield Township Zoning Ordinance.

Please be aware that violations of the Springfield Township Zoning Ordinance can be assessed a fine of as much as \$1,000.00 per offense, with each day the violation remains uncorrected, being counted as a separate offense. I have attached a copy of

a Springfield Township Zoning Hearing Board Application for your use. In addition, I would strongly suggest you contact Tri-State Financial Group at 610-270-9520 and discuss the Business Privilege Taxes that are due for use. If there are any questions that you may have, please feel free contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Perrecale
Director of Planning & Zoning
Springfield Township
215-836-7600, ext. 1114
mpenecale@springfieldmontco.org

Place Deed-Grant. No. 888.

107-21-67 Printed on Acid Free Paper by John C. Clark Co., 1310 S. Penn Square, Phila.

000848

This Indenture, Made the

day of April in the year of our Lord one thousand nine hundred and Sixty-seven (1967)

Between JOSEPH WARREN DARLING and HELENE MANLEY DARLING, his wife (hereinafter called the Grantors), of the one part,

AND

THE INSTITUTES FOR THE ACHIEVEMENT OF HUMAN POTENTIAL, a Pennsylvania Corporation, (hereinafter called the Grantee), of the other part,

Witnesseth, That the said Grantors _____ for and in consideration of the sum of ONE DOLLAR (\$1.00) 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, 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, its successors _____ and Assigns, _____

ALL THAT CERTAIN tract or piece of land Situate in the Township of Springfield, County of Montgomery and State of Pennsylvania bounded and described in accordance with a Plan of Sub-division made for Joseph W. Darling, et ux by Barton and Martin, Engineers, dated December 27, 1965 and recorded in the Office for the Recording of Deeds at Norristown in Plan Book A-9 page 6 and later revised May 10, 1967 as follows, to witti-

BEGINNING at a point in the line dividing Montgomery County from Philadelphia County and in the bed of Stenton Avenue, said point being at the distance of twenty-one and twenty one hundredths the feet measured South forty-eight degrees twenty minutes East along said County

§ 3

800-3492 PG 412



line from the intersection of the Northwestwardly side of Newton Street (fifty feet wide) produced with the County Line; thence extending North forty-three degrees one minute East three hundred and twenty-five and thirty-four one-hundredths feet to a point; thence North forty-nine degrees three minutes West ten and one one-hundredths feet to a point; thence North forty-three degrees four minutes two seconds East four hundred and thirty-six and fifty-nine one-hundredths feet to a concrete monument; thence South twenty-one degrees forty-one minutes forty seconds East crossing the bed of Birch Lane, four hundred and twenty-seven and twenty-three one-hundredths feet to a point on the Southeastwardly side of Birch Lane (thirty feet wide); thence along the said side of Birch Lane the two following courses and distances (1) South thirty-five degrees forty-seven minutes thirty seconds West one hundred and twenty-one and fifty-three one-hundredths feet to a point and (2) South two degrees twenty-nine minutes forty seconds East one hundred and seventy-seven and seventy-three one-hundredths feet to a point; thence recrossing the bed of Birch Lane North fifty-one degrees twenty-eight minutes fifteen seconds West two hundred and eighty-seven and eighty-six one-hundredths feet to a point; thence South forty-two degrees thirty-one minutes thirty seconds West eighty-eight and thirty-nine one-hundredths feet to a point; thence South eighty-two degrees fifty-seven minutes thirty seconds West fifty-one and fifty-five one-hundredths feet to a point; thence South forty-three degrees forty-six minutes thirty seconds West one hundred and seventy-eight and ninety one-hundredths feet to a point in the County Line; thence along the County Line parallel with the Northeastwardly side of Stenton Avenue and sixteen and five tenths feet Southwestwardly from the said side of Stenton Avenue North forty-eight degrees twenty minutes West one hundred and ninety-seven and fourteen one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 4.918 acres and BEING No. 8769 Stenton Avenue

BEING the same premises which Joseph Warren Darling and Helene Manley Darling, his wife by Indenture dated the first day of March A. D. 1966 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book #3417 page 564 &c. intended to grant and convey unto The Institutes for the Achievement of Human Potential in fee.

WHEREAS in the above recited Indenture the premise was described according to a Plan of Subdivision made by Barton and Martin, Engineers dated the twenty-seventh day of December A. D. 1965 and recorded in the Office for the Recording of Deeds at Norristown in Plan Book A-9 page 6 and,

WHEREAS the aforesaid Plan was revised on the tenth day of May 1967, disclosing various errors in the description set forth in the aforesaid Deed recorded in Deed Book 3417 page 564, and

WHEREAS the Grantors herein desire to correct the aforesaid errors and to amend the description in the Deed recorded as aforesaid in Deed Book 3417 page 564 to read as now hereinabove correctly set forth reflecting the various courses and distances as shown on the Plan of Subdivision made by Barton and Martin, Engineers dated the twenty-seventh day of December 1965 and recorded in the office for the Recording of Deeds at Norristown in Plan Book A-9 page 6 and revised on the tenth day of May A. D. 1967 and further, the Grantors desire to confirm title to the premises herein described unto The Institutes for the Achievement of Human Potential and to vest the same in it, its successors and assigns, forever, this conveyance to inure to the benefit of the Grantee herein, its Grantees and Mortgagees, and all person claiming by, from, or under it, them or any of them.

800-3492 PG 413



Together with all and singular the buildings, improvements, _____ Streets, Alleys, Passages, Ways, 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 them 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 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, its successors _____

_____ and Assigns, to and for the only proper use

and behoof of the said Grantee, its successors _____

_____ and Assigns forever.



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, its successors _____

and Assigns, that they the said Grantors, 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 Grantee, its successors _____

and Assigns, against them the said Grantors, their heirs _____

and against all and every _____ Person or 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 Grantors have caused these presents to be duly executed, dated
the day and year first above written. _____

I hereby certify the consideration
is in full and in cash of one hundred dollars.

Executed and Delivered
IN THE PRESENCE OF US
James St. Cooper
Edw. R. P. Kiley

AND Joseph Warren Darling (SEAL)
Joseph Warren Darling

AND Helene Manley Darling (SEAL)
Helene Manley Darling

The Address of the above Grantee is:
6801 Stanton Ave, Philadelphia, 10, Pa.



Record by the day of the date of the above instrument of the above named

On the 11th day of October, Anno Domini 1967, before me,
the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing
in Philadelphia County,
residing in Philadelphia,
personally appeared the above-named JOSEPH WARREN DARLING and HELENE MANLEY DARLING,
his wife

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

Witness my hand and notarial seal the day and year aforesaid.

Catharine M. Steley
Notary Public

My Commission expires

CATHARINE M. STELEY, Notary Public
PHILA. PHILA. CO., PA.
My Commission Expires Apr. 21, 1971.

Recorded in the Office for Recording of Deeds in and for
in Deed Book No. _____ page _____ &c.

Witness my hand and seal of Office this

day of

Anno Domini 19

800/3492 PG 416



Montgomery County S. S.
Recorded in the Office for Recording of Deeds &c.
In and for said county in _____ Book _____
No. 2492 Page 412 &c.
Witness my hand and seal of office this _____ day of _____ 1967
John P. Magill Recorder

25.50
25.50
COMMONWEALTH LAID
TITLE INSURANCE COMPANY
C-252-776-M
DEED OF CORRECTION AND CONFIRMATION
848

JOSEPH WARREN DARLING, ETUX

To _____

THE INSTITUTE
FOR THE ACHIEVEMENT
OF HUMAN POTENTIAL

Premises: 8769 Stanton Avenue
Springfield Township
Montgomery County

John C. Clark Co. 100 S. First Square, Phila.

Nov 21 11 57 AM '67

BOOK 3492 PG 417

S



Parcel

TaxMapID	52016 003
Parid	52-00-16588-50-5
Land Use Code	5900
Land Use Description	E - EXEMPT MISCELLANOUS
Property Location	8801 STENTON AVE
Lot #	
Lot Size	4.9 ACRES
Front Feet	197
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

Owner

Name(s)	INSTITUTE FOR ACHIEVEMENT HUMANPOT
Name(s)	
Mailing Address	8801 STENTON AVE
Care Of	
Mailing Address	
Mailing Address	WYNDMOOR PA 19038

Current Assessment

Appraised Value	Assessed Value	Restrict Code
1,134,440	1,134,440	Exempt

Estimated Taxes

County	0
Montco Community College	0
Municipality	0
School District	0
Total	0
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	01-JAN-1900
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	INSTITUTE FOR ACHIEVEMENT HUMANPOT
Date Recorded	

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
01-01-1900	\$0	0	-		INSTITUTE FOR ACHIEVEMENT HUMANPOT	

Lot Information

Lot Size 4.9 ACRES
 Lot #
 Remarks
 Remarks
 Remarks

Commercial Parcel Summary

No. of Cards 2
 Land Use Code 5900
 Gross Building Area (Total of all Cards)
 Total Living Units 1

Commercial Parcel Summary

Use	Area
DWG CONV-OFFICE	9,275
DWELLING	5,505
WAREHOUSE	576

Commercial Card Summary

1 of 2

Card 1
 Imp Name GIVEN HALL-INST FOR ACHIEVEMENT
 Structure Code 105
 Structure MIXED RESIDENTIAL/COMMERCIAL
 Sprinkler Y
 Units
 Identical Units 1
 Year Built 1923
 Gross Building Area
 Elevator/Escalator N

Accessory Structures

Card	Type	Type	Size	Year Built
1	PA1	PAVING ASPHALT PARKING	5000	1960
1	GH1	GRNHSE WD FRM GLASS WALLS	210	1980

Permits

Permit Date 30-JUL-2009
 Permit Number 25425
 Amount 31906
 Purpose ROOF/SHINGLES
 Notes
 Notes
 Notes
 Status CLOSED

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
1,134,440	1,134,440	Exempt		O	16-MAY-1997
	1,134,440	Exempt	01-JAN-1998	REASSESSMENT	
	53,000	Exempt	01-AUG-1989	SWIMMING POOL	