

**Springfield Township
Zoning Hearing Board**

**November 23, 2020
7:00 P.M.**

[ZOOM Meeting #824-4782-8270](#)

**Please note that this Meeting will be held via the Zoom web conferencing program.
(Instructions for participating are included below)**

7:00 P.M. Call to Order:

Pledge of Allegiance:

**Roll Call: Ed Fox; Esq. Chairman, Zoning Hearing Board
 Megan McDonough; Esq. Vice Chair, Zoning Hearing Board
 Jennifer Guckin, 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 #20-14: This is the application of **Davis Patterson & Patterson Construction**, owners of the property located at 503 Drayton Road, Oreland, PA 19075, known as Montgomery County Parcel #5200-0506-5004. The applicants seek a dimensional variance from Section 114-64.A. (1) of the Zoning Ordinance of Springfield Township. The applicant seeks approval to construct an addition to the front facade of the home that will reduce the front yard setback from 28 feet in depth to 20 feet, as per the plan submitted. The front yard setback within this zoning district is 30 feet. The property is zoned within the {B} Residential District of Ward #3 of Springfield Township.

Case #20-15: This is the application of **Diana Siraki and Robert Rudderow**, owners of the property located at 8408 Widener Road, Wyndmoor, PA 19038, known as Montgomery County Parcel #5200—1813-9007. The applicants seek dimensional variances and a use variance from Section 114-131.B. (2) and Section 114-51 of the Zoning Ordinance of Springfield Township. The applicant seeks approval to construct a two-story, 1,280 square foot pool/guest house. Relief is required for the use of the property, as the pool house creates a second living unit on the property. In addition, dimensional relief is required for the proposed 20 foot high, two-story structure. Accessory buildings are limited to no greater than 12 feet in height and one-story. The property is zoned within the {A} Residential District of Ward #2 of Springfield Township.

Case #20-16: This is the application of **R & A Real Estate, LLC**, owner of the properties located at 825 and 827 Pleasant Avenue, Wyndmoor, PA 19038, known as Montgomery County Parcel #5200-1438-3001 and Parcel #5200-1438-6007. The applicant seeks a special exception from Section 114-138.B to permit the conversion of the tavern area to a less intensive use of two

additional residential uses with no changes to the dimensional non-conformities or on-site parking. A special exception has been requested from Section 114-91.A, Section 114-81.A and Section 114-71.A for use building. A dimensional variance has been requested from Section 114-71.D to allow for a lot area of 3,800 square feet instead of the required 5,000 square feet. An interpretation has been requested from Section 114-71.D.3 to address the lack of existing buffers, Section 114-71.D.2 to address the existing building coverage on the site of greater than 25% and Section 11-134.A to confirm the existing non-conforming on-site parking requirements. In the alternative the application has requested the required dimensional variances. The property is zoned within the {B-1} Business District of Ward #5 of Springfield Township.

Case #20-17: The application of **MC 717 Bethlehem Pike, LLC**; owner of the property located at 717 Bethlehem Pike, Erdenheim, PA. 19038 and known as Parcel #5200-0152-2001, **have withdrawn their application.**

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, December 28, 2020, with a 7:00 P.M. start time.

To join and participate in the Zoom Meeting:

- VIA WEB BROWSER: Copy and paste this link into your web browser:
<https://us02web.zoom.us/j/82447828270>
- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: **824-4782-8270**
- VIA CALL-IN (no video): Dial +1 646 558 8656 and enter the Meeting ID: **824-4782-8270**

How to make Public Comment before or during the Zoom Meeting:

Public comment can be submitted in advance by emailing mpenecale@springfieldmontco.org. Please note that public comment submitted by email must be received by 5:00 PM on November 23, 2020.

Those residents wishing to make public comment during the meeting will need to use Zoom's "raise your hand" feature and wait until recognized by the President of the Board. To raise your hand and make public comment, you will need to:

- (1) Click on the icon labeled "Participants" at the bottom center of your PC or Mac screen.
- (2) At the bottom of the window on the right side of the screen, click the "Raise Hand" button.
- (3) Wait until recognized by the Board President and unmuted by the meeting moderator.

