



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.Springfield-Montco.org](http://www.Springfield-Montco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

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Eddie T. Graham  
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*Engineer*

Mr. David Patterson  
505 Drayton Road  
Oreland, PA 19075

November 24, 2020

**Re: Zoning Hearing Board Application #20-14 for the property located at 503 Drayton Road, Oreland, PA 19075. Known as Parcel #5200-0506-5004.**

Dear Mr. Patterson,

This letter is sent to inform you that on Monday, November 23, 2020 the Zoning Hearing Board of Springfield Township approved the dimensional variance from Section 114-64.A of the Zoning Ordinance of Springfield Township to allow for an addition to the front of the existing single family dwelling located at 503 Drayton Road that will reduce the required 30 foot front yard setback to 20 feet in depth, which is consistent with the projection of the front porch into the front yard setback.

The approval of this application was unanimous with one condition.

**Condition:** The proposed addition must be constructed in accordance with the plan submitted and marked as Exhibit A-2. The plan is dated 9/12/2020.

This approval will expire twelve (12) months from the date of this decision should the required building permit application not be submitted. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale  
Director of Planning & Zoning

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



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Marc D. Jonas, Esq.  
Eastburn & Gray, PC  
470 Norristown Road, Suite 302  
Blue Bell, PA 19422

November 24, 2020

**Re: Zoning Hearing Board Application #20-15 of Siraki and Rudderow for the property located at 8408 Widener Road, Wyndmoor, PA 19038. Known as Parcel #5200-1813-9007.**

Dear Mr. Jonas,

This letter is sent to inform you that on Monday, November 23, 2020 the Zoning Hearing Board of Springfield Township approved the dimensional variance from Section 114-131.B(2)(c) of the Zoning Ordinance of Springfield Township to allow for construction of a two story, 640 square foot accessory building to be constructed within the rear yard and to be used in association with the pool.

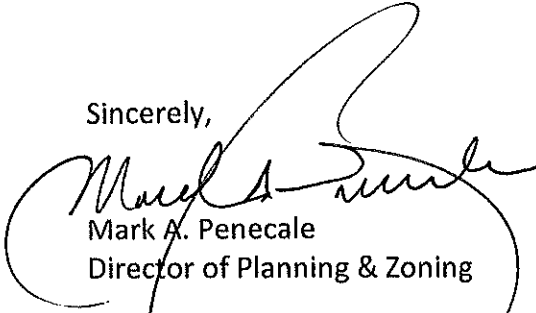
The approval of this application was unanimous that the Zoning Hearing Board interpreted the proposed building as a residential accessory structure and not as the addition of a prohibited second dwelling unit with one condition.

**Condition:** The applicants are required to adhere to the conditions listed within the memo authored by A. M. Taylor and marked as Exhibit B-1. Those conditions are as follows:

1. The proposed pool house shall not be permitted to include a stove or cooktop.
2. A deed restriction shall be created prohibiting the use of the proposed pool house as a second dwelling unit.
3. The building permit for the proposed pool house shall include a condition that a Use & Occupancy Certificate shall not be issued until such time as the proposed in-ground swimming pool has been constructed.

This approval will expire twelve (12) months from the date of this decision should the required building permit application not be submitted. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large, looping initial "M".

Mark A. Penecale  
Director of Planning & Zoning

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