

**Springfield Township
Zoning Hearing Board
March 22, 2021**

7:00 P.M.

ZOOM Meeting #848-8138-6197

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

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 March 22, 2021

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 Orders & Opinions to render.

Extension Request:

Case #20-05: This is a request filed on behalf of **Saint Genevieve Church & School**, located at 1225 Bethlehem Pike, Flourtown, PA, 19031. Known as Parcel #5200-0159-1004. The applicant has requested a twelve month extension on the approval granted by the Zoning Hearing Board on Monday, April 27, 2020. The extension has been requested, due to an appeal of the Zoning Hearing Board decision currently pending with the Commonwealth Court of Pennsylvania.

Continued Application:

Case #21-02 This is the application of **Carmel & Dale Archdekin**, owners of the property located at 8821 Patton Road, Wyndmoor, PA 19038, known as Montgomery County Parcel #5200-1380-4004. The applicants seek dimensional variances from Section 114-144.A.1 and Section 114-144.B.1 of the Springfield Township Zoning Ordinance. The applicants propose to construct an addition to the side of the home that will encroach 5 feet into the required front and side yard setback areas. The proposed addition is plotted as being 22 feet from the side property line and 45 feet from the front property line. The property is zoned within the AA Residential Districts of Ward #2 of Springfield Township. This application was presented on February 22, 2021 and the

record has remained open to allow the applicant the opportunity to submit additional information and renderings of the proposed addition.

New Business:

Case #21-03: This is the applicant of **MacKenzie & Scott Ashton**, owners of the property located at 79 College Avenue, Flourtown, PA 19031. This property is known as parcel #5200-0439-3001. The applicants have requested a dimensional variance from Section 114-131-B.2.b of the Springfield Township Zoning Ordinance. The applicants seek approval to locate an 80 square foot shed in front of the existing single family dwelling. The proposed shed will be 68 plus feet from the front property line and at least 7 feet from the side property line. The applicant filed this request due to the fact that existing house has a rear yard of 3 feet, 8 inches. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

Case #21-04: This is the application of **Desiree Pressley & Mikhail Arslanian** owners of the property located at 8102 MacArthur Road, Wyndmoor, PA 19038. This property is known as parcel #5200-1094-8007. The applicants have requested a dimensional variance from Section 114-54.B (1) of the Springfield Township Zoning Ordinance. The applicants seek approval to construct an addition to the existing single family dwelling that will encroach into the required side yard setback. The addition is proposed to reduce the side yard setback to 12 feet, instead of the required 23 feet. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

Case #21-05: This is the application of **Barbara & Steven Bell**, equitable owners of the property located at 46 W. Wissachickon Avenue, Flourtown, PA 19031. This property is known as parcel #5200-1887-4001. The applicants have requested a dimensional variance from Section 114-64.B (1) of the Springfield Township Zoning Ordinance. The applicants seek approval to construct an addition to the existing single family dwelling that will be in line with the home that has side yard setback of 6 feet, 2 inches. The side yard setbacks are required to be one of a minimum of 10 feet and an aggregate of 25 feet. This property has one side yard setback of 6 feet, 2 inches and the other of 10 feet, 9 inches. The property is zoned within the B-Residential District of Ward #1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, April 26, 2021 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/84881386197>
- 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: **848-8138-6197**
- VIA CALL-IN (no video): Dial +1 646 558 8656 and enter the Meeting ID: **848-8138-6197**

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 March 22, 2021.

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.