

**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](mailto: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](mailto: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.



## FENNINGHAM, DEMPSTER & COVAL LLP

Attorneys at Law

Five Neshaminy Interplex, Suite 315  
Trevose, PA 19053-6941  
Ph: 215-639-4070 Fax: 215-639-8995

**Timothy B. Fenningham**  
Admitted in PA, NJ & NY  
[tim.fenningham@fsdc-law.com](mailto:tim.fenningham@fsdc-law.com)

February 12, 2021

### ***Via Regular Mail and Email***

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

Catherine M. Harper, Esq.  
Timoney Know, LLP  
400 Maryland Drive  
P.O. Box 7544  
Fort Washington, PA 19034-7544

**Re: St. Genevieve Church & School**  
**Land Development Application Continuance**

Dear Mr. Penecale and Ms. Harper:

I represent St. Genevieve Church and School in connection with zoning relief granted by the Springfield Township Zoning Hearing Board via an April 28, 2020 Decision letter and a May 29, 2020 Order (the "Order") relating to St. Genevieve's proposed construction of a new Parish Center. Paragraph 3 of the Order states that the granted approvals will expire unless a Land Development Application is filed within one year of the April 28, 2020 Decision letter – on or before April 28, 2021.

A lone neighbor of St. Genevieve's appealed the Zoning Board's decision to the Montgomery County Court of Common Pleas. Judge Rothstein denied the neighbor's Appeal and upheld the Order of the Springfield Township Zoning Board. In early February 2021, that same neighbor appealed Judge Rothstein's Decision to the Pennsylvania Commonwealth Court.

As a result of the multiple appeals, as well as delays impacting the Parish Center project stemming from COVID-19, St. Genevieve Church and School hereby requests an extension of the April 28, 2021 Land Development Application deadline. St. Genevieve's is still taking all steps to advance the project and may file its Land Development Application prior to the current deadline. However, in the interest of caution given the efforts made in seeking the zoning relief, St. Genevieve's hereby seeks an extension of the April 28, 2021 Land Development Application deadline. The requested extension is for a twelve (12) month period through and to April 28,

Mark Penecale and Catherine M. Harper, Esq.  
February 12, 2021  
Page 2

2022, subject to a reasonable reduction in the event of an expedient ruling by the Commonwealth Court and/or an intervening resolution of the pending Appeal.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. B. Fenningham', written in a cursive style.

Timothy B. Fenningham

Cc: St. Genevieve Church and School  
TBF:mmh



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

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*President*

Eddie T. Graham  
*Vice President*

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*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice Zoom Meeting #848-8138-6197 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 hosted on ZOOM with the meeting number listed above.

**Monday, Monday, March 22, 2021** at 7:00 p.m. at which time a public meeting will commence on the following 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 both the AA Residential Districts of Ward #2 of Springfield Township. A copy of the application and the plan are on file with the Code Enforcement Office and may be viewed during normal business hours.

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

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

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

NO. 21-02

DATE: 1-29-21

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Dale Archdekin

(Name of Applicant)

Of (Address) 8821 Patton Road Wyndmoor PA 19038

(Telephone No.) 215-370-1236

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 44,  
Subsection A1 & B1 of the Springfield Township Zoning Code.

       Other (please specify)       

**The property concerned is located at** 8821 Patton Road Wyndmoor PA 19038

**Petitioner's Interest in the property is** Owner

**Present use of property** Primary Residence

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

I am requesting a variance for the front setback requirement as well as the aggregate sideyard requirement in order to add an attached 2 car garage to my home. The variance is necessary due to the topography of my lot, which has a steep slope in the rear, and to also reduce our storm water runoff and impervious coverage.

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

check # 142  
\$500.00

  
Applicant's Signature

  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**Application Procedures**

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

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.

Dale Archdekin  
Printed Name of Applicant

  
Applicant's Signature and Date

1/29/21

# ARCHDEKIN RESIDENCE

8821 PATTON ROAD  
WYNDMOOR, PA 19038

## SITE SKETCH

1" = 30'-0"

ZONED: AA

LOT SIZE: 25,000 S.F. (MIN.)  
25,530 S.F. (EXISTING)

BUILD COVER: 15% = 3829 S.F.

EX. BLDG :	1374 S.F.
PROP BLDG :	1296 S.F.
PROP PORCHES :	390 S.F.

TOTAL : 3060 S.F. (12%)

FRONT YARD : REQUIRED - 50'-0"  
PROPOSED - 45'-0"

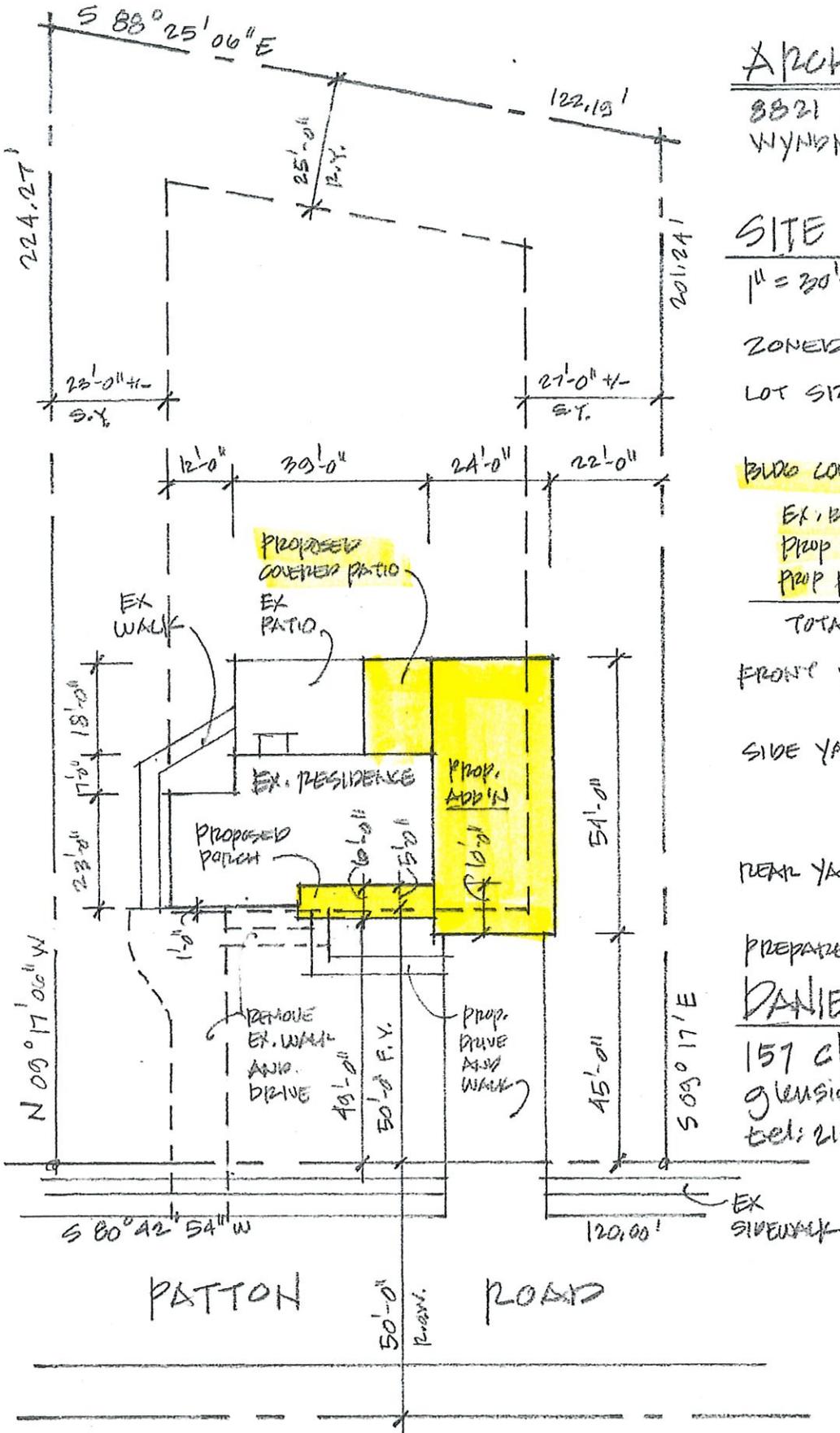
SIDE YARD : REQUIRED - 15'-0" MIN  
50'-0" TOTAL  
PROPOSED - 22'-0" MIN  
45'-0" TOTAL

REAR YARD : REQUIRED - 25'-0"

PREPARED BY:

DANIEL E. LLOYD / architect, pc

157 Cliveden Avenue  
Glenside, PA 19038  
tel: 215.885.0237



The Archdekins  
8821 Patton Road,  
Wyndmoor PA 19038

March 12, 2021

To the Springfield Township Zoning Board,

Thank you for granting a continuance on our application for variances to the front set back and side aggregate yard requirements for our home.

We are submitting further evidence for consideration in the matter.

We are submitting preliminary sketches of the front and rear elevation showing the style of the addition matching the existing colonial home as well as the other colonial styles present in our neighborhood. We have not had a side elevation created yet, it will be of the same colonial style as the front and rear.

We are submitting a list of nearby homes that are 3,300 square feet and larger. Our home at 8821 Patton Rd is on the smaller side of the existing colonial homes at 2,076 square feet. Our design for our addition would include an additional 1520 square feet of living space and 576 square feet for a 2 car garage. The total livable square footage of the finished home would be approximately 3,596 square feet, which is within the norms of the existing neighborhood.

We are submitting 3 examples of homes with 70' or more of frontage to the road as well as examples of 2 car garages facing the street.

Our plan for our addition fits both the aesthetics, size and utility of other homes in our neighborhood.

Thank you for your consideration,

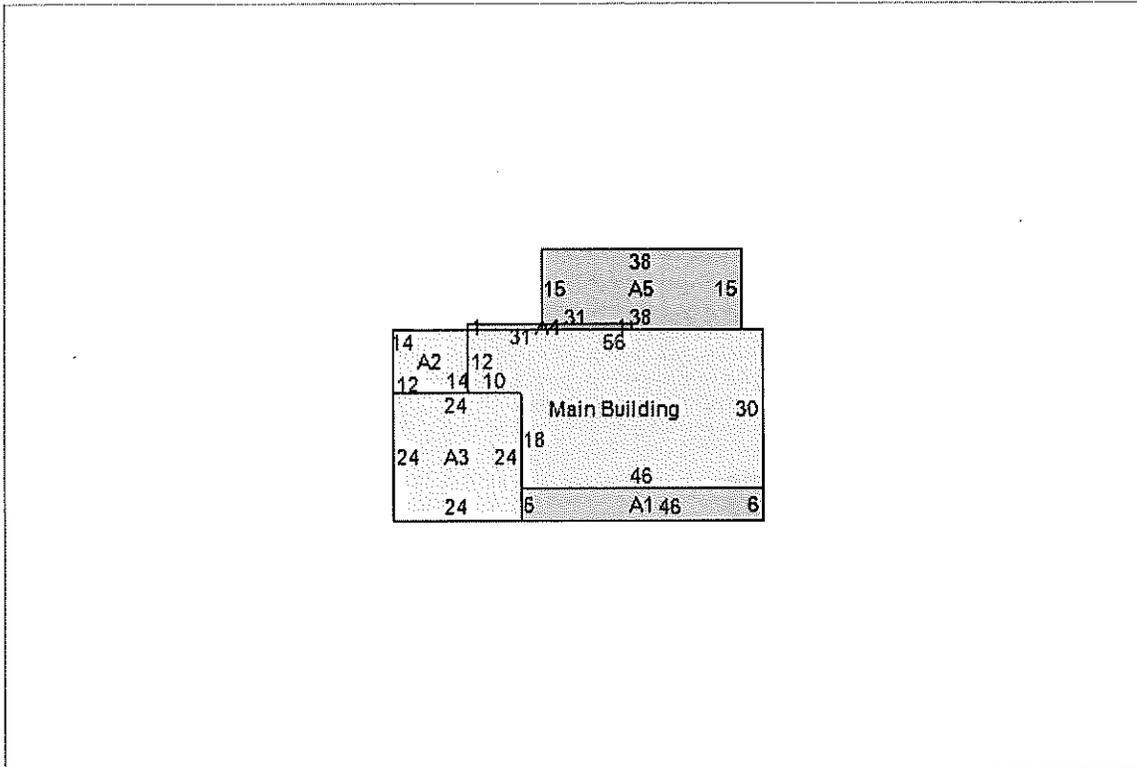
Dale & Carmel Archdekin

8805 Curtis Terrace, Wyndmoor PA 19038 - 70' frontage

PARID: 520004759004

HERLIHY BRIAN D & CORNELLY MEGAN C

8805 CURTIS TER



Printed on Friday, March 12, 2021, at 2:07:52 PM EST

**8805 Curtis Terrace**  
Building

Directions Save Nearby Send to your phone Share

8805 Curtis Terrace, Wyndmoor, PA 19038

Suggest an edit on 8805 Curtis Terrace

Add a missing place

Add your business

Add a label

Satellite

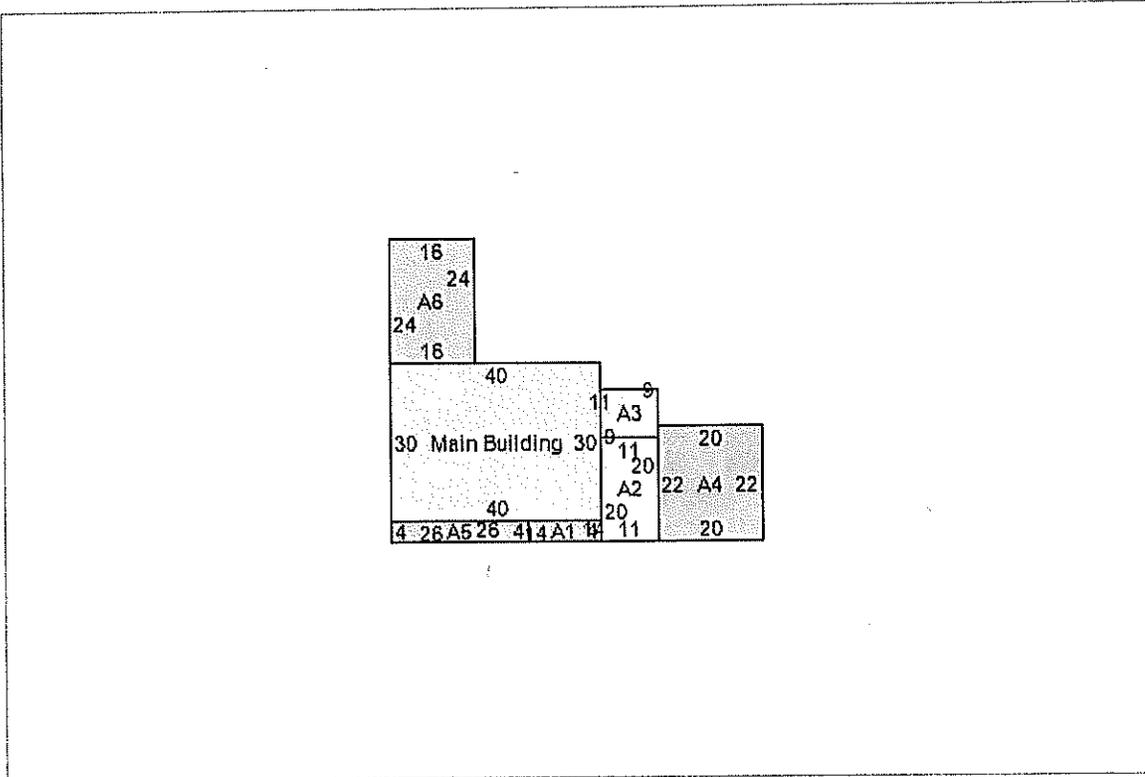
Google

Map data ©2021 United States Terms Send feedback 200 ft

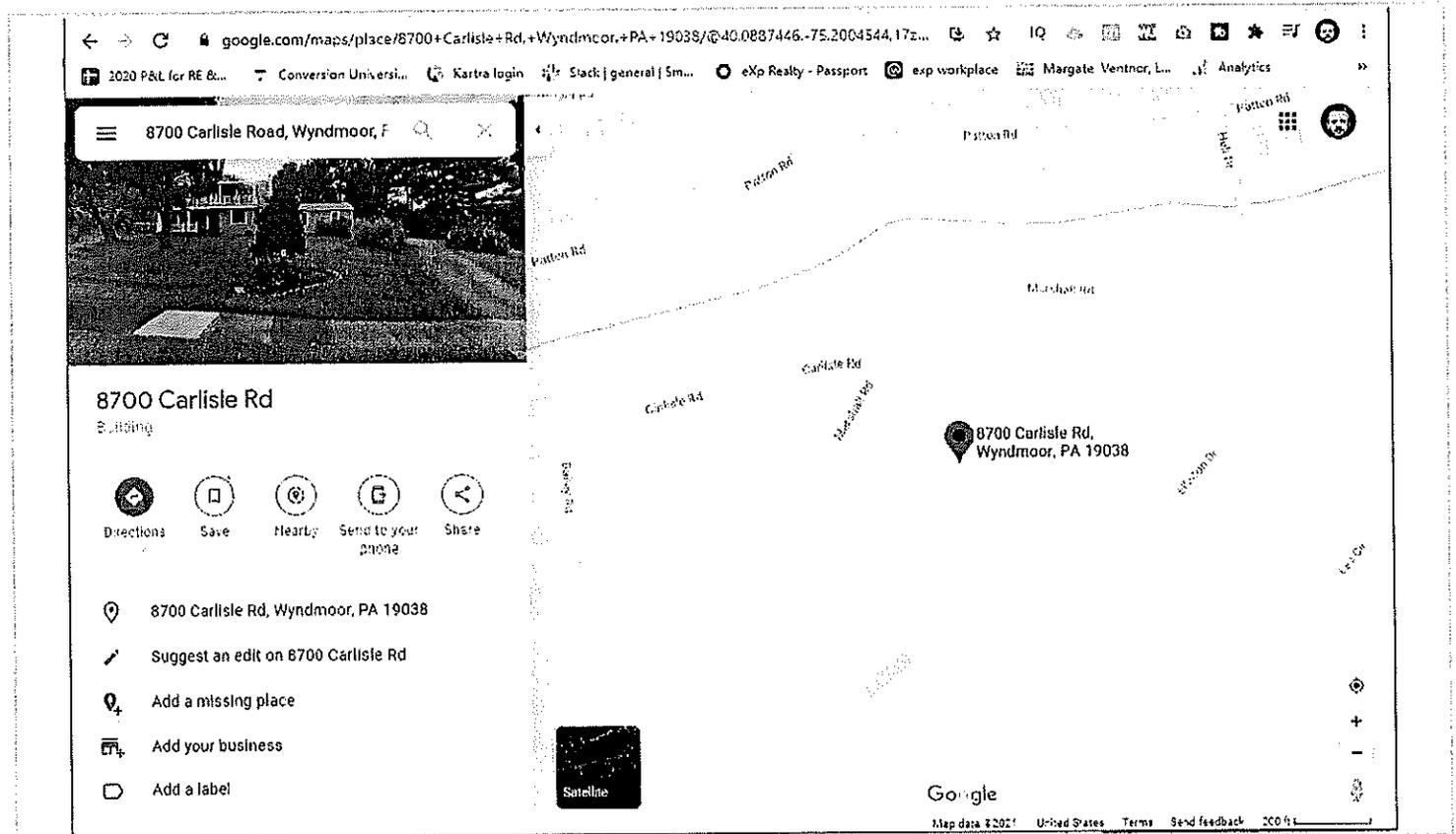
8700 Carlisle Rd Wyndmoor PA 19038 - 71' frontage

PARID: 520002944532  
KUSZTAL KONRAD & IWONA

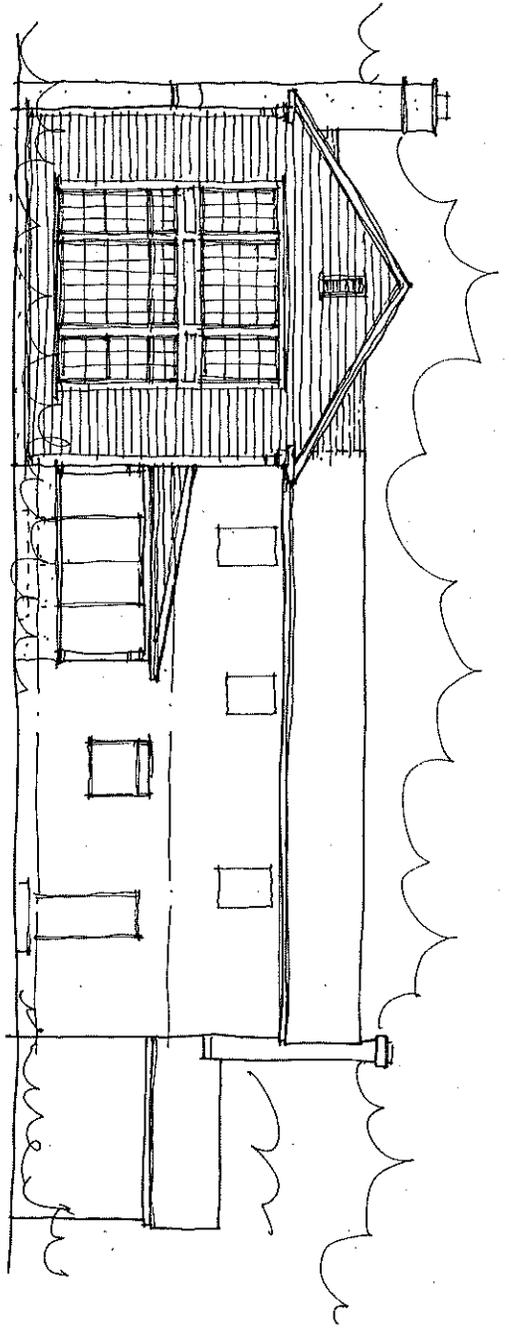
8700 CARLISLE RD



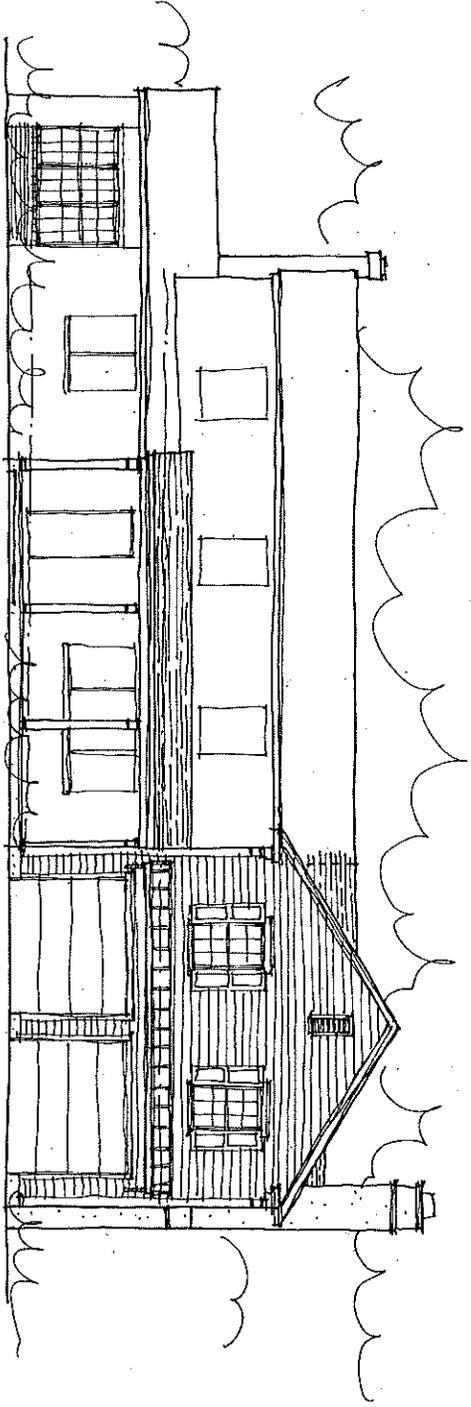
Printed on Friday, March 12, 2021, at 2:06:28 PM EST







REAR ELEVATION • 1/4" = 1'-0"



FRONT ELEVATION • 1/4" = 1'-0"

KRCHDEKIN RESIDENCE • #20-029  
DRAFT E. WONG / ARCHITECT, PC • 02-08-21



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

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## COMMISSIONERS

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Eddie T. Graham  
*Vice President*

Jeffrey T. Harbison  
Peter D. Wilson  
Michael E. Maxwell  
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James M. Lee

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
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## Zoning Hearing Board Notice Zoom Meeting #848-8138-6197

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The property is zoned within the C-Residential District of Ward #1 of Springfield Township. A copy of the application and the plan are on file with the Code Enforcement Office and may be viewed during normal business hours.

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

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

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

NO. 21-03

DATE: 2/11/2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Scott and Mackenzie Ashton

(Name of Applicant)

Of (Address) 79 College Ave, Flourtown, PA, 19031

(Telephone No.) 203-731-1726

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       , Section 114-131  
Subsection B.2.b, of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 79 College Ave, Flourtown, PA, 19031

Petitioner's Interest in the property is Owner

Present use of property Single Family Home



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.

It is not possible for our shed to be at least 10 ft father back from the front building line than than the rearmost part of the main building. This is because we only have 3'8" behind our house, we do though have a front yard that is approximately 115' from road to house, we have a front portion that is 34' from road to fence. The fenced in portion is then 81', we would like our shed within the fenced portion off to the side of our yard, approximately 65' from the road and 7' from our side fence as well as 10' from the house. We consider our fenced in area our backyard since it is private and not all the way to the road.

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

Check # 441  
Pac \$500.00

*Scott Ashton*  
Applicant's Signature

*Scott Ashton*  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Order of the Zoning Hearing Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**Application Procedures**

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

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

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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.

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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

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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.

Scott Ashton

\_\_\_\_\_  
Printed Name of Applicant

*Scott Ashton 2/11/2021*

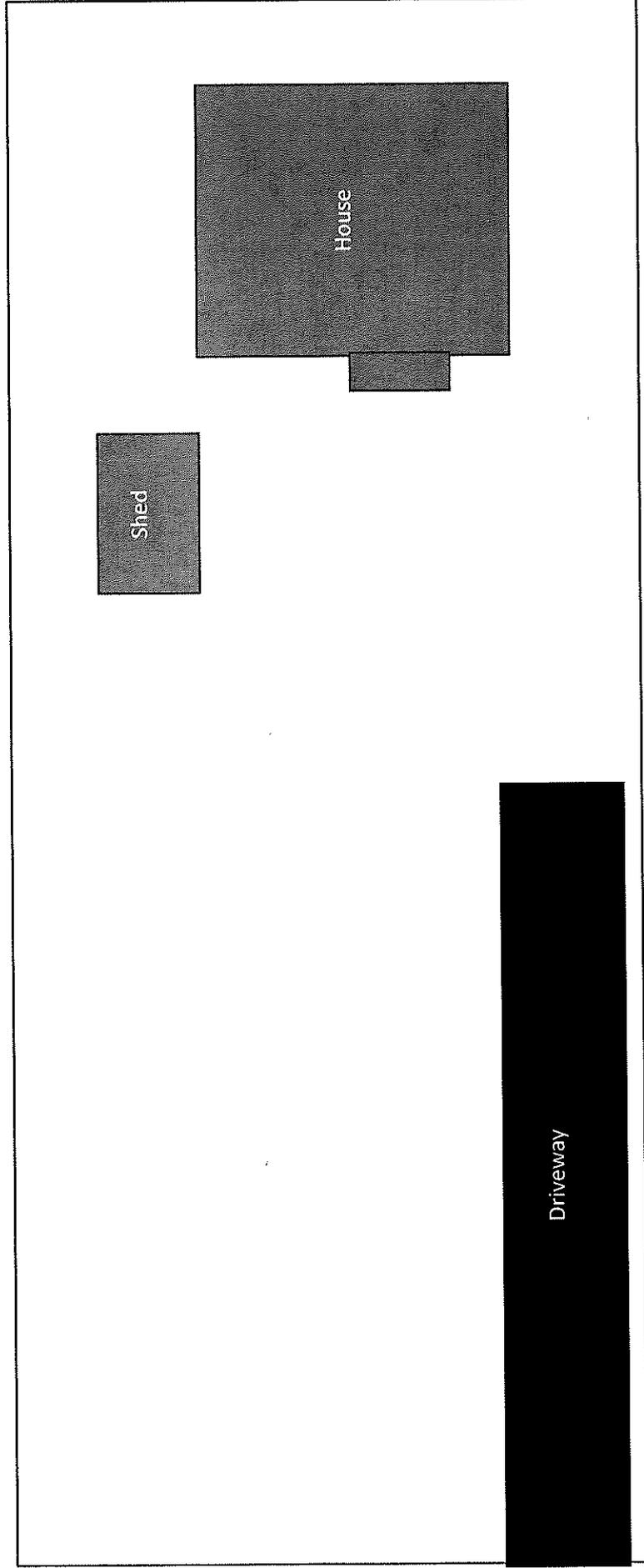
\_\_\_\_\_  
Applicant's Signature and Date

The House is 3 feet, 8 inches from the rear property line and the side yards are 7 feet and 13 feet in width. The house is located 88.25 feet from the front property line. The house has a footprint of 801 square feet and the driveway is an additional 990 square feet.

The proposed 8 foot by 10 foot shed will be 10 feet from the house, 7 feet from the side property line and 68.25 feet from the front property line.

The lot has 50 feet of frontage along College Avenue and 125 feet in lot depth. The lot narrows along the rear property line to 46.54 feet in width. The lot consists of 5,990 square feet. My projected building coverage is 881 square feet or 14.7% of the total lot area. The impervious coverage will be 1,871 square feet or 31.3% of the total lot area.

The property is located within the C-Residential District. A dimensional variance is needed from Section 114-131.B.2.b of the Zoning Ordinance.



## **Section 114-131.B.2**

In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:

[Amended 5-9-1984 by Ord. No. 724]

**(a)**

Entirely separated from the main building.

**(b)**

Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.

**(c)**

Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.

**(d)**

The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

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*President*

Eddie T. Graham  
*Vice President*

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Peter D. Wilson  
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Jonathan C. Cobb  
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A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

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*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice Zoom Meeting #848-8138-6197

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 hosted on ZOOM with the meeting number listed above.

**Monday, March 22, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**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. A copy of the application and the plan are on file with the Code Enforcement Office and may be viewed during normal business hours.

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

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

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

NO. 2021-004

DATE: 02-25-2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Synergy Architects

(Name of Applicant)

Of (Address) 13 Summit Square Ctr. Langhorne, PA 19047

(Telephone No.) 267-776-2224

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

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

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

  X   A variance from the requirements set forth in Article 114, Section 54,  
Subsection B (1), of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 8102 MacArthur Rd, Wyndmor, PA 19038

Owned by: Desiree' Pressley & Mikhail Arslanian

Petitioner's Interest in the property is Architect, of Owners

Present use of property Single Detached Residence

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

The Owners would like to construct a single story addition to the single story residence, as some of their neighbors have been previously permitted. The proposal maintains harmony and consistency with both the intent of the comprehensive plan as well as the residential street and Section 114-165. The property and the owner both have unique circumstances and are requesting relief from the side yard aggregate requirement as stated in 114-54. B (1)

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

DocuSigned by: Michael Roosevelt 2/26/2021

Applicant's Signature

*Desire Presley*  
*Michael Arslanian*

DocuSigned by: Desire Presley 2/26/2021

Owner's Signature

DocuSigned by: Mikhail Arslanian 2/26/2021

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Order of the Zoning Hearing Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Check # 422  
\$500.00

Springfield Township  
Montgomery County  
Receiver  
FEB 26 2021  
Community Development  
Department



**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.

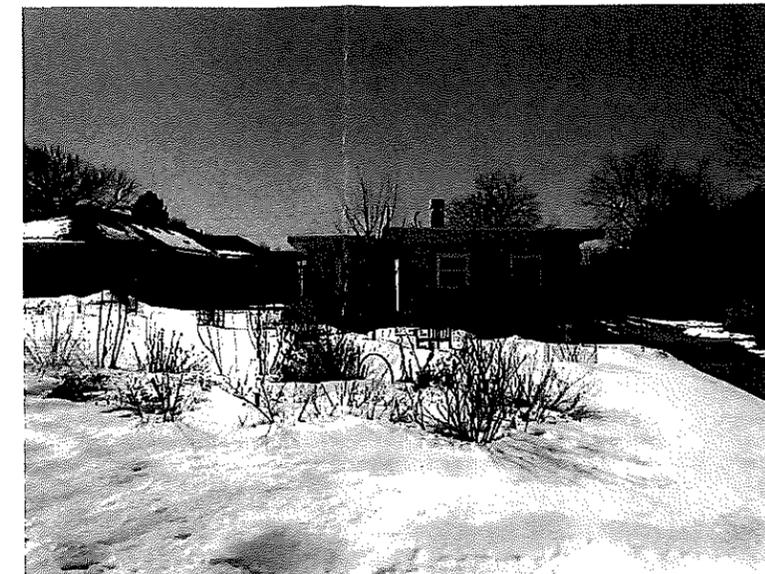
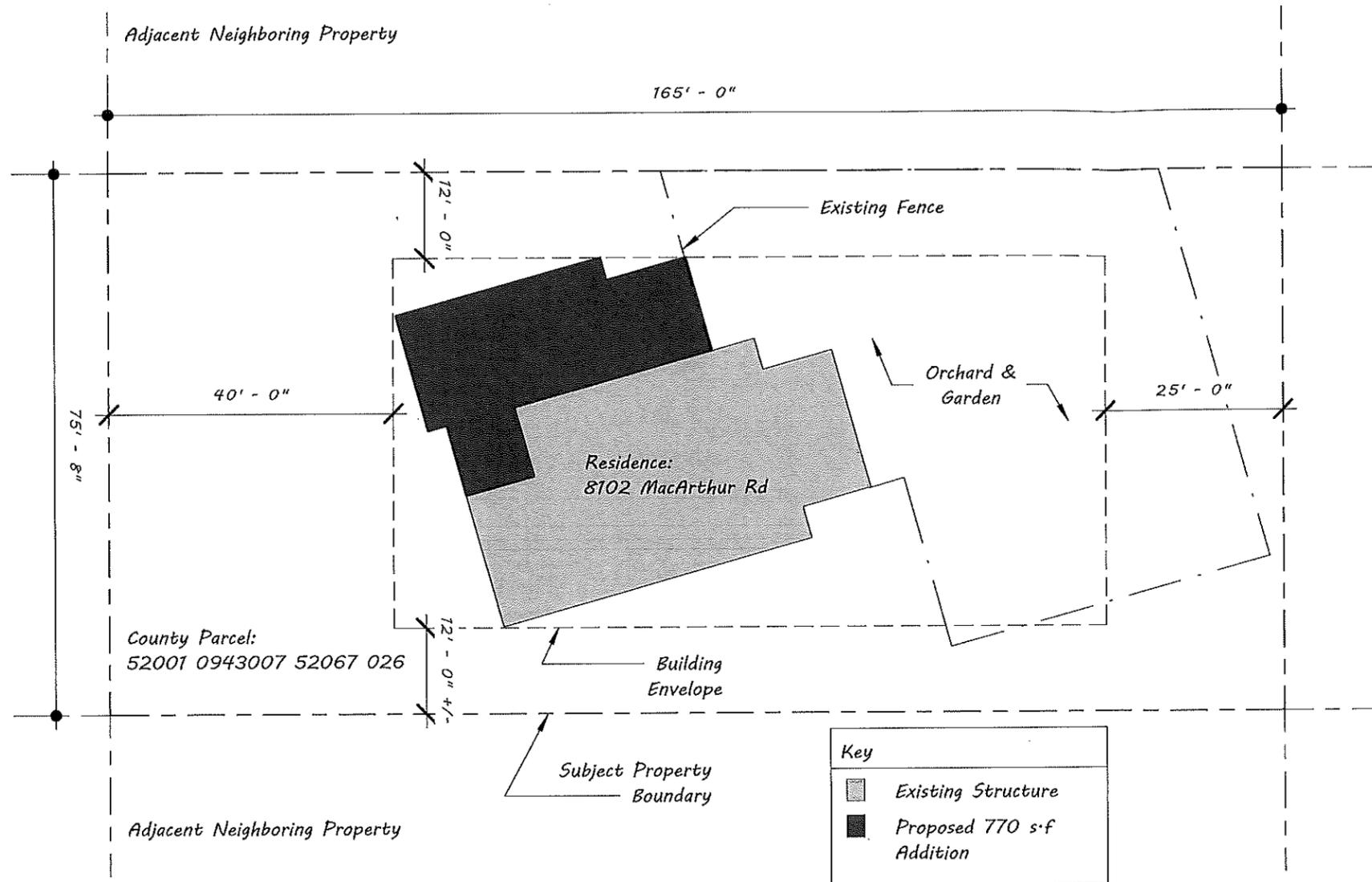
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.

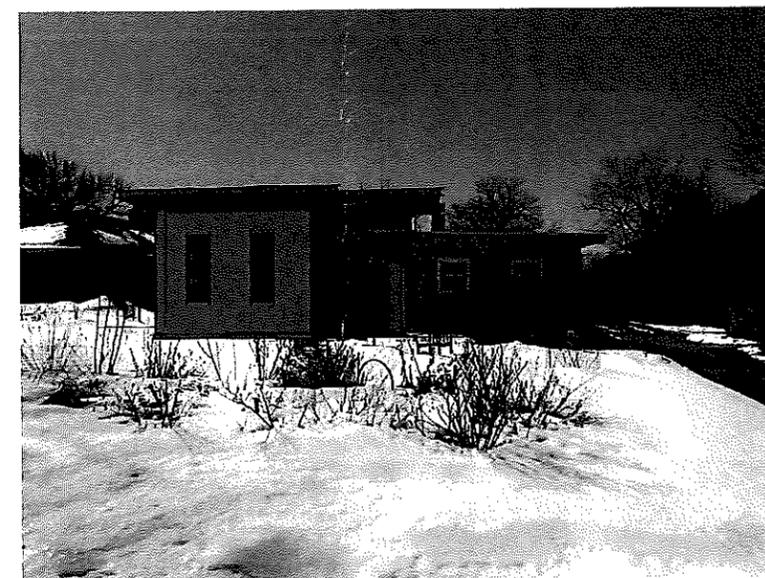
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Michael Roosevelt - Principal Synergy Architects  
Printed Name of Applicant

DocuSigned by:  
Michael Roosevelt  
2/26/2021  
Applicant's Signature and Date



Existing View From Street



Proposed View From Street



Pressley Addition

8102 MacArthur Rd, Glenside

13 Summit Square Ctr. Langhorne, PA 19047  
P: (267) 776-2224 F: (215) 860-0766

Proposed Site Plan

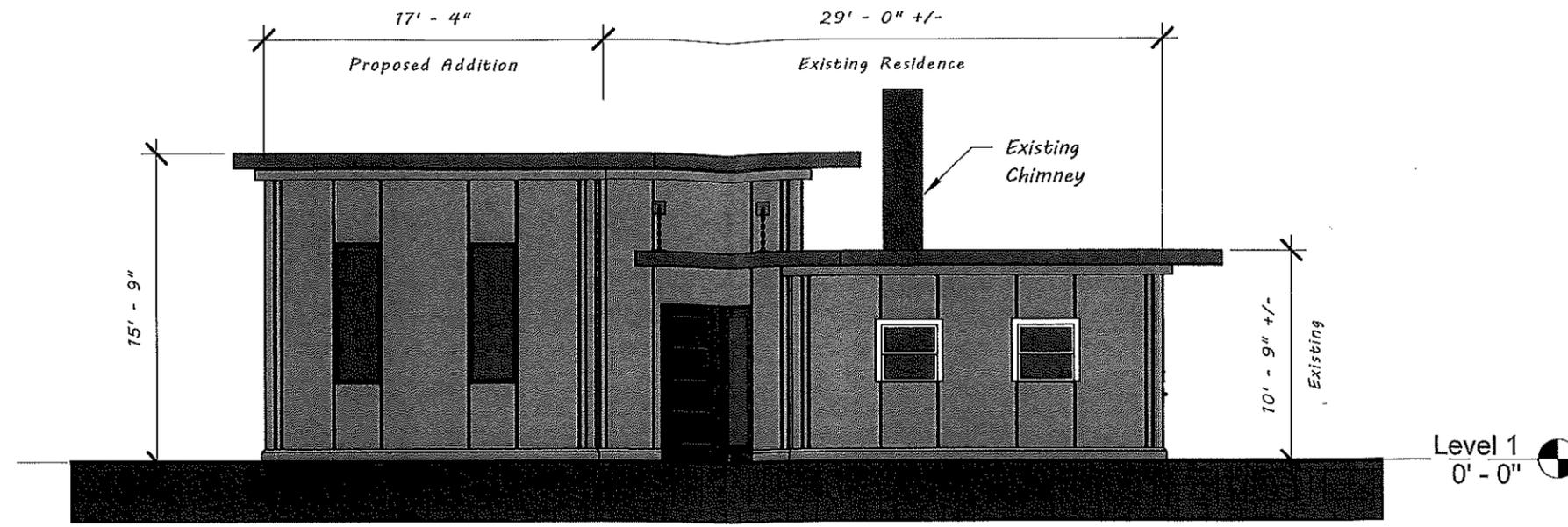
02/26/21

Page:

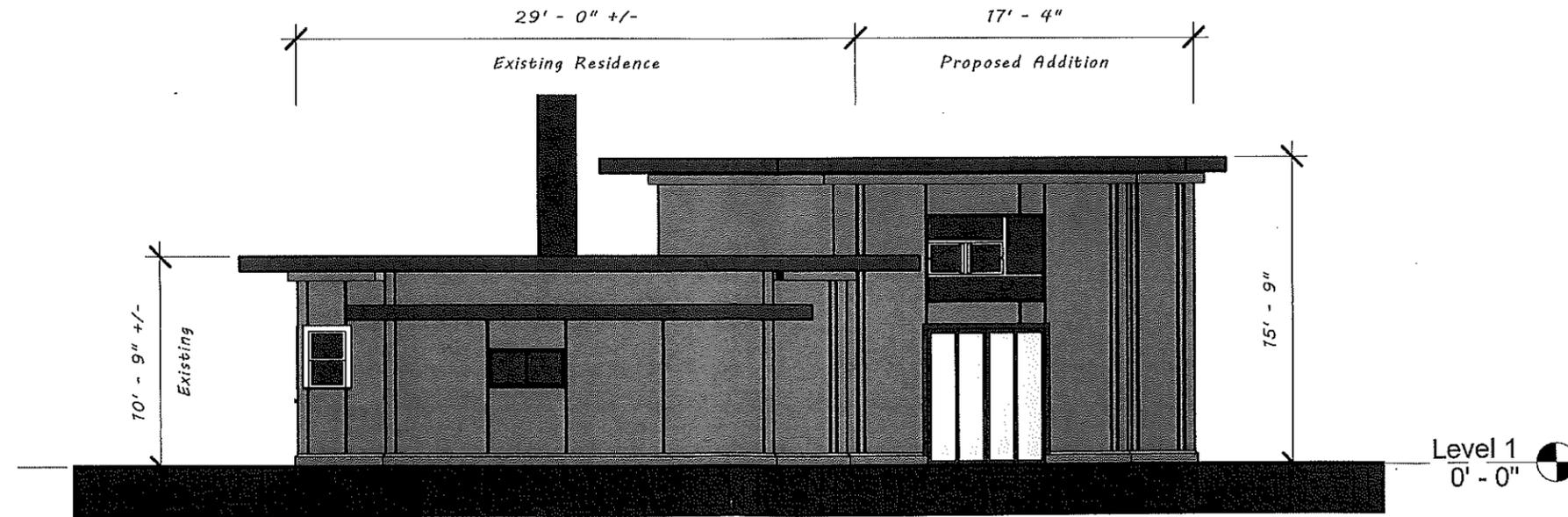
ZH-01

Project number 2105

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① North  
1/8" = 1'-0"



② South  
1/8" = 1'-0"

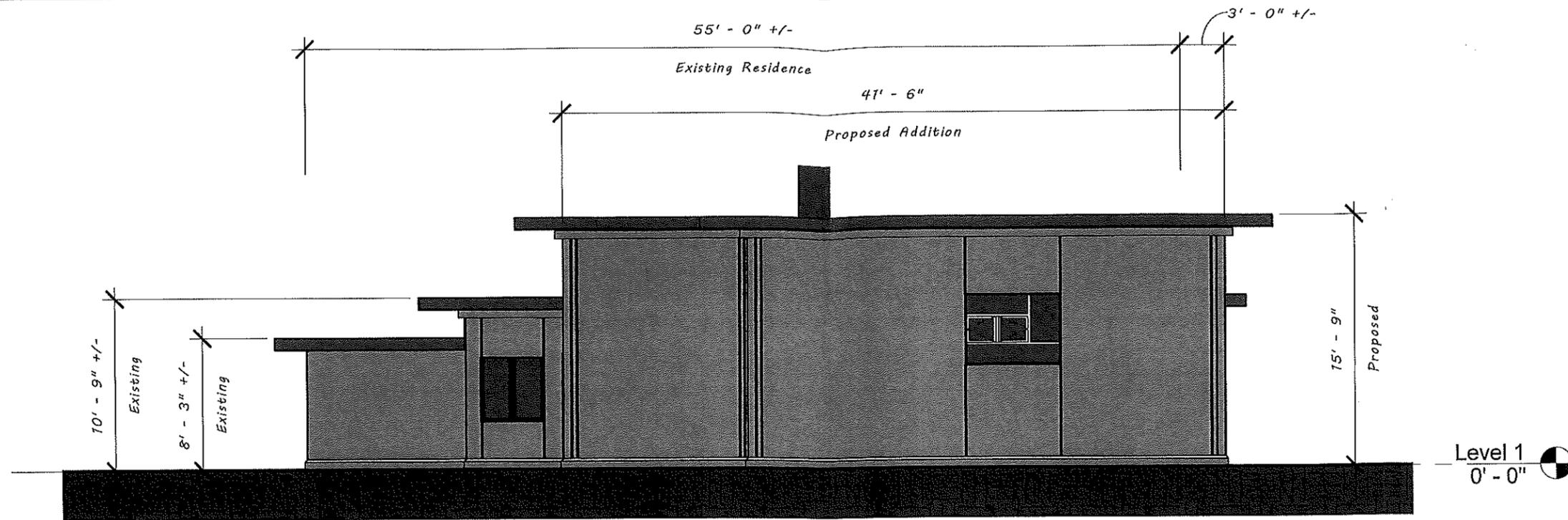


Pressley Addition

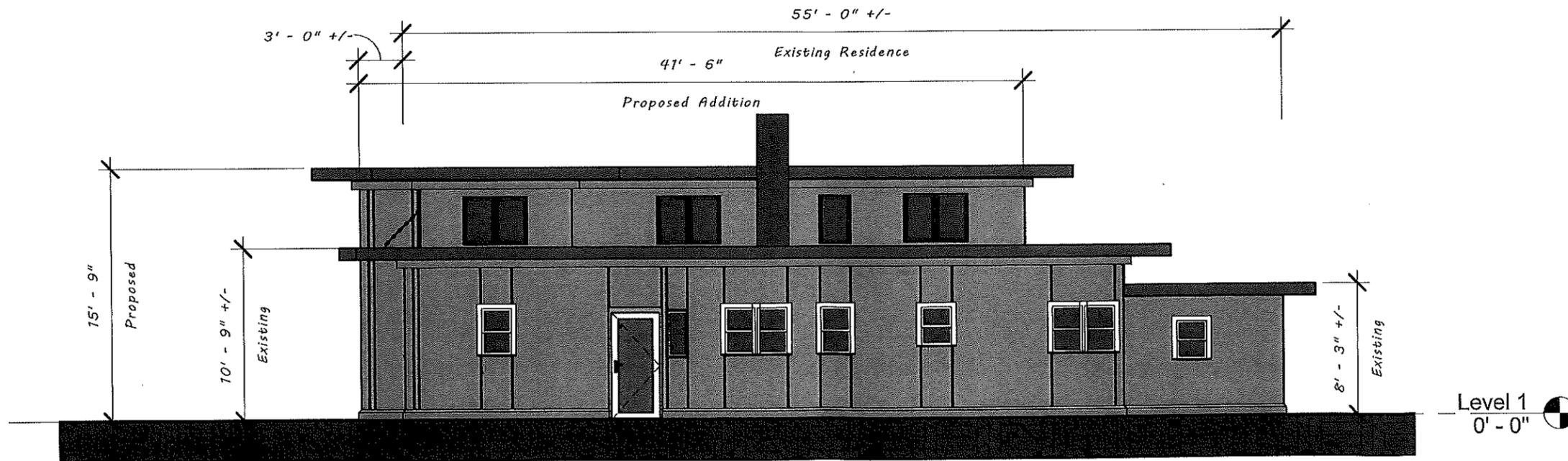
8102 MacArthur Rd, Glenside

Proposed Elevations (N & S)

Page: ZH-02



① East  
1/8" = 1'-0"



② West  
1/8" = 1'-0"

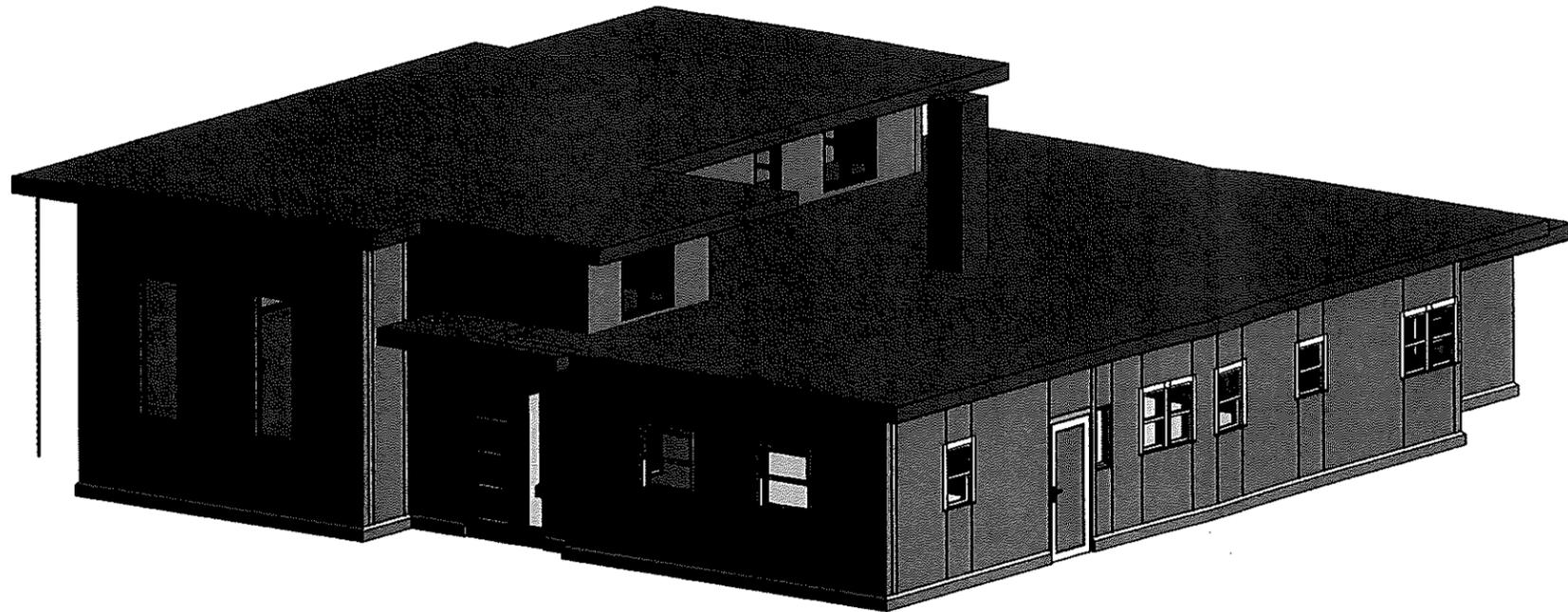


Pressley Addition

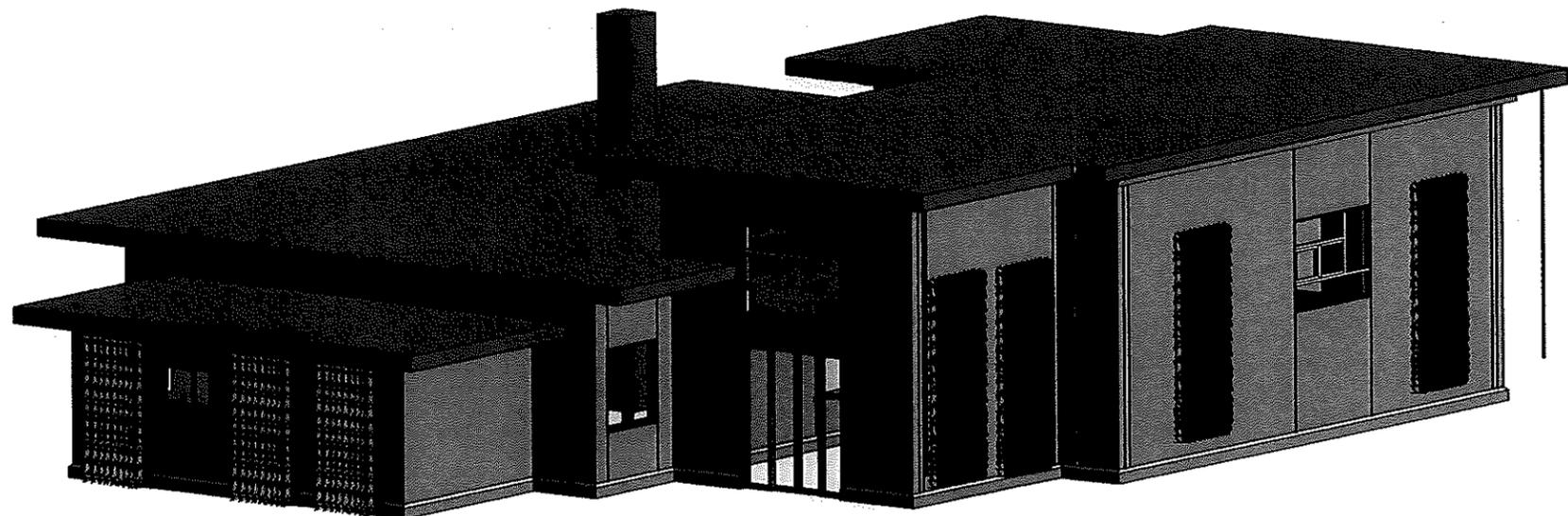
8102 MacArthur Rd, Glenside

Proposed Elevations (E & W)

Page: ZH-03



① Proposed 3D Model NW



② Proposed 3D Model SE



Pressley Addition

8102 MacArthur Rd, Glenside

13 Summit Square Cir. Langhorne, PA 19047  
P: (267) 776-2224 F: (215) 860-0768

Proposed 3D Model

02/26/21

Page:

ZH-04

Project number 2105

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# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org) Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

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Eddie T. Graham  
*Vice President*

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Peter D. Wilson  
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Jonathan C. Cobb  
James M. Lee

## OFFICERS

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*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice Zoom Meeting #848-8138-6197

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 hosted on ZOOM with the meeting number listed above.

**Monday, March 22, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**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. A copy of the application and plan are on file in the Community Service Office and may be reviewed during normal business hours.

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

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

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

NO. 21-05

DATE: March 1, 2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Steven & Barbara Bell  
(Name of Applicant)

Of (Address) 46 W. Wissahickon Avenue, Flourtown, Pa. 19031

(Telephone No.) 215-836-4183

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 64.B,  
Subsection       , of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 46 W Wissahickon Avenue, Flourtown, Pa. 19031

Petitioner's Interest in the property is It is our home

Present use of property Single Family dwelling

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 the attached.

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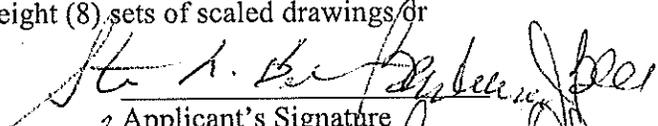
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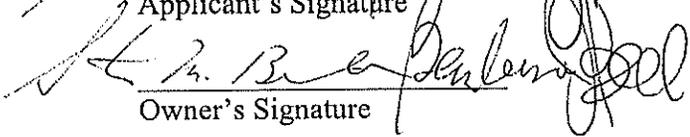
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**APPLICANT NOTE:** Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

check # 109  
\$500.00

  
Applicant's Signature

  
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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**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 **TRIPPLICATE** 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.

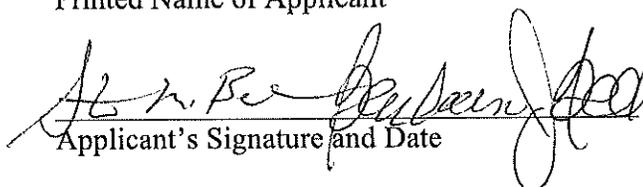
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and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

Steven R. Bell      BARBARA J Bell  
\_\_\_\_\_  
Printed Name of Applicant

  
\_\_\_\_\_  
Applicant's Signature and Date

#### **46 W. Wissahickon Avenue**

1. The existing lot is a legal nonconforming lot, having been created before the current zoning ordinance was adopted.
2. The existing lot has 50 feet of lot frontage and the B-Residential District requires a minimum lot width of 60 feet. Therefore the existing lot has 10 less feet of lot width than required.  
We are proposing a two story addition to the rear of the home that will replace the existing rear porch and laundry room. The proposed addition does have a larger footprint than the porch & laundry room.
3. The plan does include the replacement of the rear porch.
4. The proposed addition will be in line the existing house and the porch and laundry room proposed to be removed.
5. The existing side yard setback is at 6 feet, 2 inches and the proposed addition will also be at 6 feet, 2 inch.

**146-64**

**Front yards.**

**(1)**

General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.

[Amended 3-11-1970 by Ord. No. 591]

**(2)**

Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

**B.**

**Side yards.**

**(1)**

Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.

**(2)**

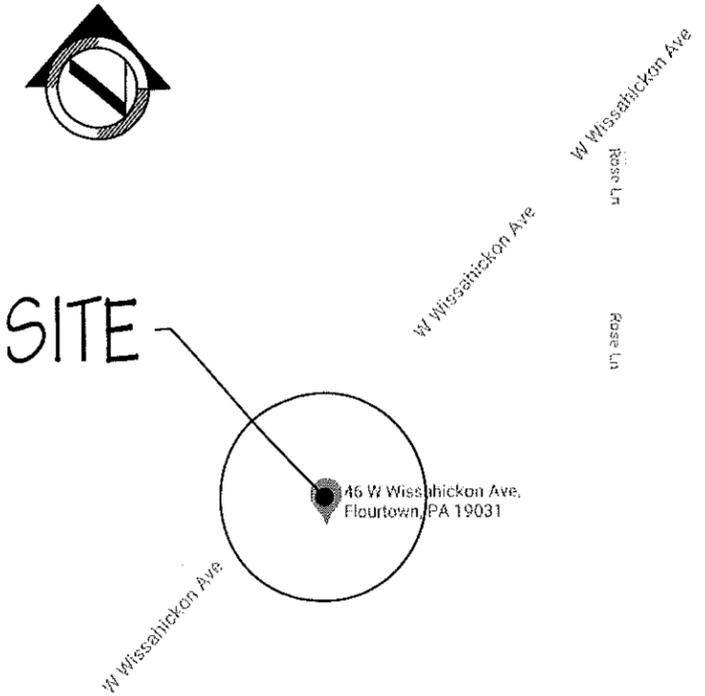
Other buildings. In the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

# PROPOSED ADDITION For:

## M/M Steven Bell

### 46 W. Wissahickon Ave.

### Flourtown, Springfield, Twp., Montgomery County, PA



**1** LOCATION MAP  
 ZA-1.0 SCALE: N.T.S.

**BELL RESIDENCE: 46 W. WISSAHICKON AVE., FLOURTOWN, PA:**

ITEM:	DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:	CONFORM:	REMARKS:
1.0:	LOT WIDTH:	60.0' L.F.	50.0' L.F.	50.0' L.F.	NO	LOT EXISTED PRIOR TO ORDINANCE:
2.0:	LOT AREA:	8,000 S.F.	21,875.0 S.F.	21,875.0 S.F.	YES	AREA BY SURVEY-IRREGULAR LOT
3.0:	BLDG. AREA:	30% OF L.A.	3,412.39 S.F.	3,832.76 S.F.	YES	(E) CLM. IS ALLOW. S.F. FOR LOT
4.0:	FRONT YARD:	30.0' L.F.	32.0' L.F.	32.0' L.F.	YES	(E) PORCH & STEPS ENCROACH
5.0:	SIDE YARD:				NO	(E) S.Y. SETBACKS VARY
A:	S.Y. MIN.:	10.0' L.F.	6.2' /11.6' L.F.	6.2' /11.6' L.F.	NO	(N) S.B. TAKEN @ ADDITION
B:	S.Y. AGGR.:	25.0' L.F.	17.8' L.F.	17.8' L.F.	NO	(E) NON CONFORMING-REQ. SP. EXCPT.
6.0:	REAR YARD:	25.0' L.F.	322.6' L.F.	322.6' L.F.	YES	(E) REAR LOT LINE IS ANGLED, INCR.
7.0:	BLDG. HGT.:	40.0' L.F.	37.17' L.F.	37.17' L.F.	YES	(N) 1-STRY. ADDITION / BY SURVEY
8.0:	PARKING:	2-SPACES	2-SPACES	2-SPACES	YES	(N) 1-STRY. ADDITION / BY SURVEY
9.0:	ACCESSORY BLDG.				N/A	NONE PROPOSED CURRENTLY
A:	ACCESS. S.Y.S.B.:	7.0' L.F.	N/A	N/A	N/A	FRAME STRUCTURE SETBACK
B:	ACCESS. S.Y.S.B.:	4.0' L.F.	N/A	N/A	N/A	MASONRY STRUCTURE SETBACK
C:	ACCESS. R.Y.S.B.:	7.0' L.F.	N/A	N/A	N/A	FRAME STRUCTURE SETBACK
D:	ACCESS. R.Y.S.B.:	4.0' L.F.	N/A	N/A	N/A	MASONRY STRUCTURE SETBACK
E:	AC. BLDG. HGT.-FLAT:	9.0' L.F.	N/A	N/A	N/A	ONE STORY MAXIMUM
F:	AC. BLDG. HGT.-PEAK:	12.0' L.F.	N/A	N/A	N/A	ONE STORY MAXIMUM

**2** LOCATION MAP  
 ZA-1.0 SCALE: N.T.S.

**DRAWING INDEX:**

SHEET:	TITLE:	DESCRIPTION:
ZA-1.0:	COVER SHEET	ZONING APPLICATION COVER SHEET
ZA-1.1:	PROJECT IMAGES	PHOTOS OF THE EXISTING RESIDENCE
ZA-1.2:	PROPOSED - SITE PLAN	PLOT PLAN OF LOT; W/ PROP. COND.
ZA-1.3:	PROPOSED - SITE PLAN - DETAIL	PARTIAL PLOT PLAN: DTL. VIEW @ RES.
ZA-1.4:	PROPOSED - FIRST FLOOR PLAN	PROPOSED FIRST FLOOR PLAN
ZA-1.5:	PROPOSED - SECOND FLOOR PLAN	PROPOSED SECOND FLOOR PLAN
ZA-1.6:	PROPOSED - ROOF PLAN	PROPOSED ROOF @ RESIDENCE
ZA-1.7:	PROPOSED - PERSPECTIVE	PROPOSED PERSPECTIVE @ ADDITION
8.0	TOTAL: SHEET COUNT	

**3** DRAWING LIST  
 ZA-1.0 SCALE: N.T.S.

**Barb & Steve Bell - Residence**  
 46 - West Wissahickon Ave. - Flourtown, PA  
 Springfield Township, Montgomery Co., PA

ZONING APPLICATION: 2/26/2021  
 DATE: \_\_\_\_\_  
 REVISION DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

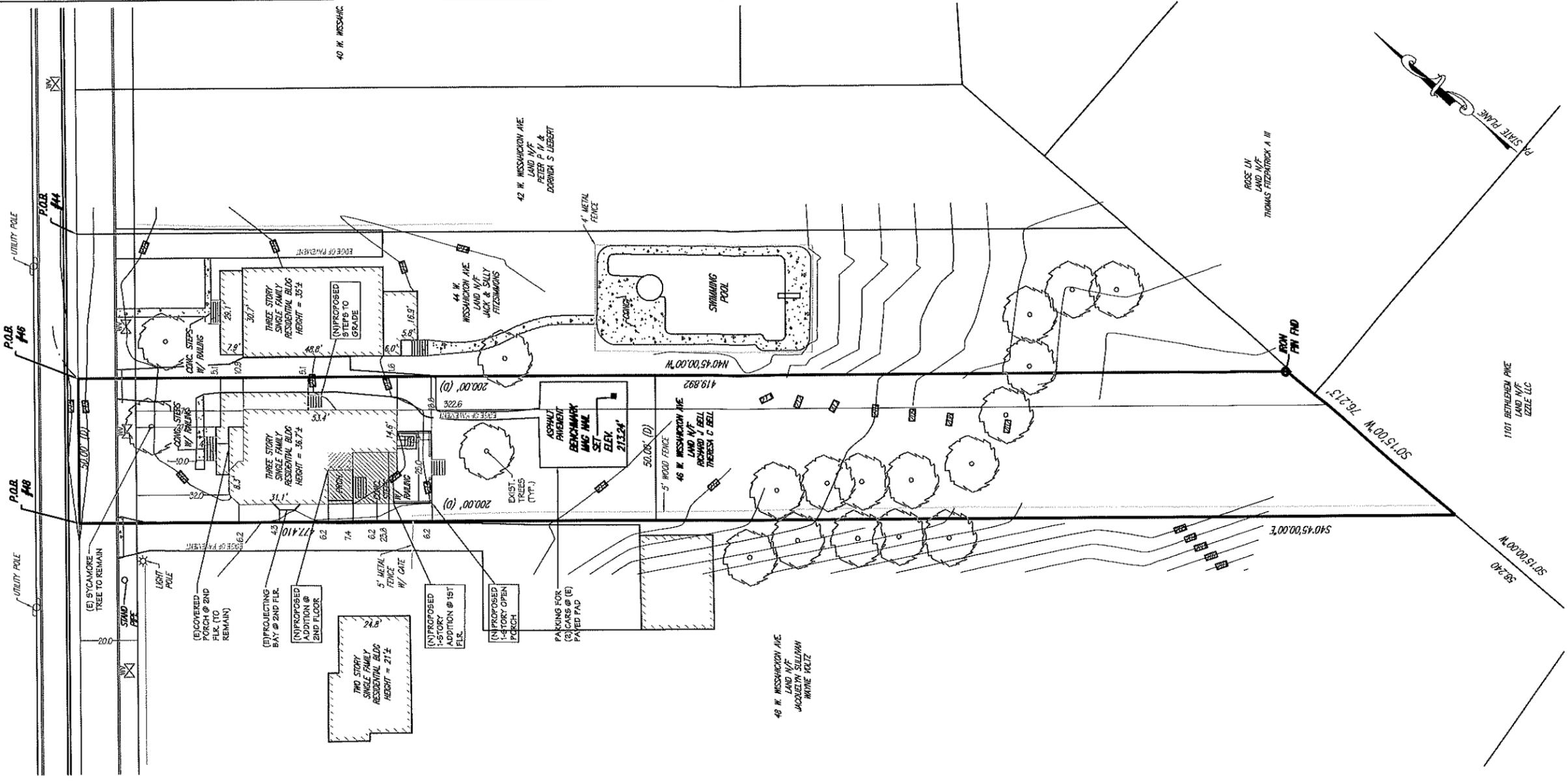
**ZA-1.0**  
 ZONING APP. COVER SHEET  
 DRAWN BY: HWLS  
 CHECKED BY: JFT

PLOTTED BY: JTAD ON 2/26/2021



# WEST WISSAHICKON AVENUE

(40' WIDE R/W)  
NO PARKING  
NO PARKING



**1** PROPOSED CONDITIONS  
ZA-1.2 SCALE: 1" = 40' - 0"

NOTE: INFORMATION FOR THIS DRAWING WAS TAKEN FROM A DRAWING PREPARED BY: CORNERSTONE CONSULTING-ENGINEERS & ARCHITECTURAL INC.; 'BOUNDARY/LOCATION & TOPOGRAPHIC SURVEY'; PROJECT #: 20-0975; DATED: 2/10/2021. ISSUED TO: M/M STEVEN BELL.

NOTE: THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW PROPOSED CONDITIONS @ THE SUBJECT LOT & PERTINENT EXISTING CONDITIONS FOR THIS ZONING APPLICATION.



**Barb & Steve Bell - Residence**  
46 - West Wissahickon Ave. - Flourtown, PA  
Springfield Township, Montgomery Co., PA

ZONING APPLICATION: 2/28/2021

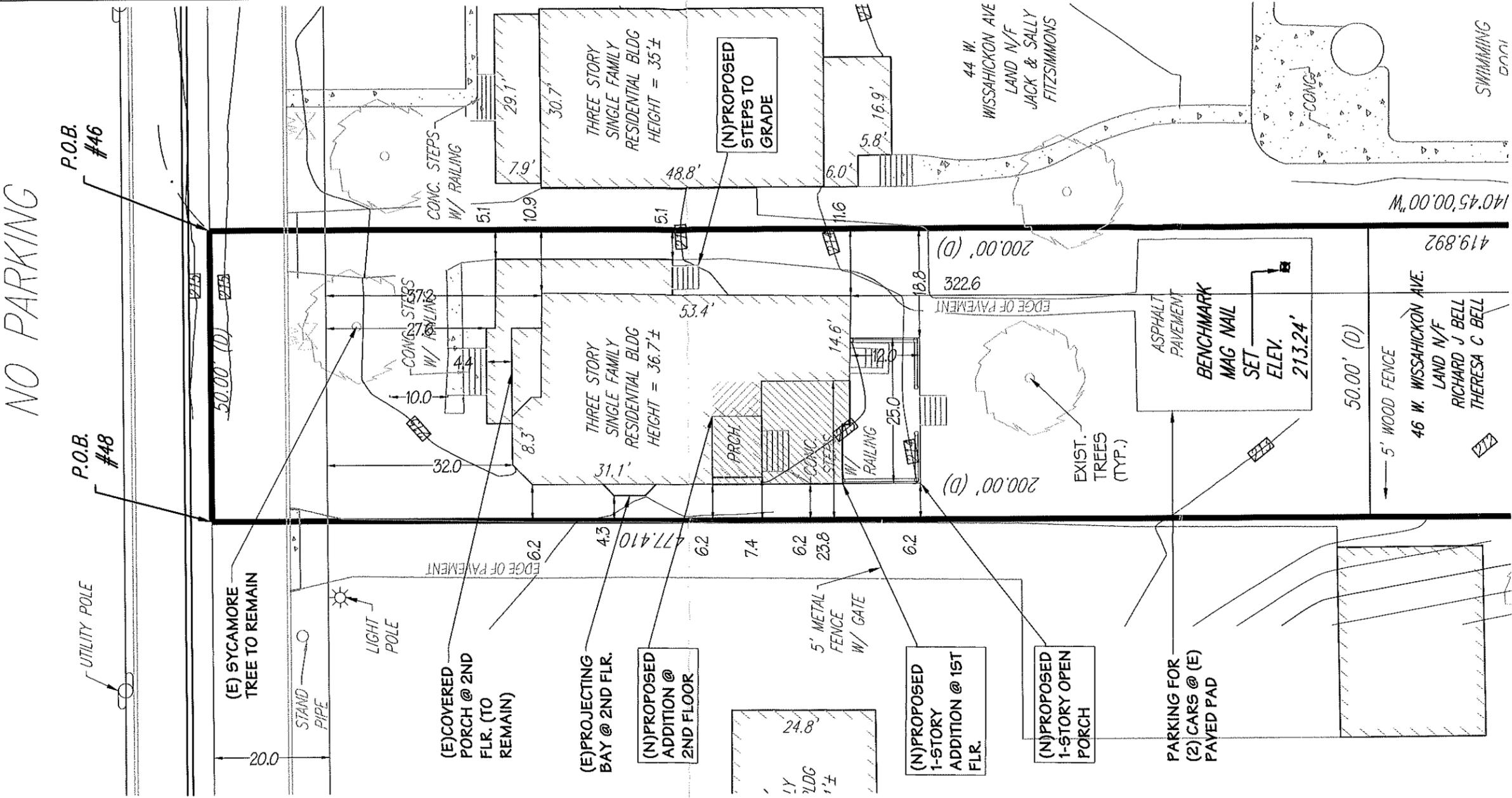
NO.	REVISION DESCRIPTION	DATE

**ZA-1.2**  
PLOT PLAN (PROPOSED)  
DRAWN BY: JMLJS  
CHECKED BY: JFT

PLOTTED BY: JTAD ON 2/26/2021

# W. WISSAHICKON AVE.

NO PARKING  
 ← →  
 NO PARKING



NOTE: INFORMATION FOR THIS DRAWING WAS TAKEN FROM A DRAWING PREPARED BY: CORNERSTONE CONSULTING-ENGINEERS & ARCHITECTURAL INC.; 'BOUNDARY/LOCATION & TOPOGRAPHIC SURVEY'; PROJECT #: 20-0975; DATED: 2/10/2021. ISSUED TO THE 'APPLICANTS'; M/M STEVEN BELL.

NOTE: THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW PROPOSED CONDITIONS @ THE SUBJECT LOT & PERTINENT EXISTING CONDITIONS FOR THIS ZONING APPLICATION.

**1** DETAIL OF LOT @ RESIDENCE  
 ZA-1.3 SCALE: 1" = 20' - 0"



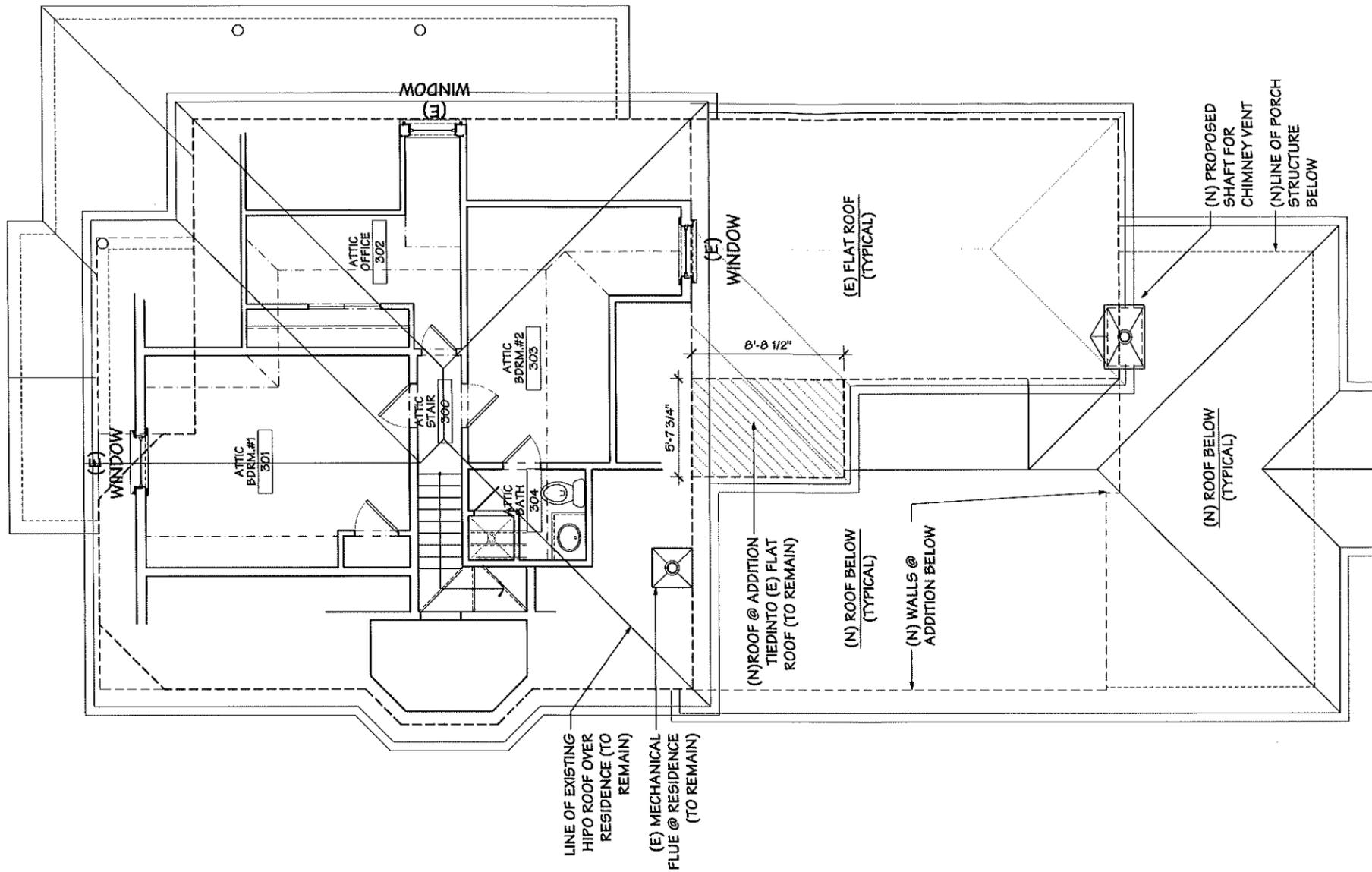
**Barb & Steve Bell - Residence**  
 46 - West Wissahickon Ave. - Flourtown, PA  
 Springfield Township, Montgomery Co., PA

ZONING APPLICATION: 2/28/2021	DATE:
NO. REGION DESCRIPTION:	
<b>ZA-1.3</b>	
PLOT PLAN (PROPOSED)	
DRAWN BY: HMLJS	
CHECKED BY: JFT	

PLOTTED BY JTAD ON 2/26/2021







**Barb & Steve Bell - Residence**  
 46 - West Wissahickon Ave. - Flourtown, PA  
 Springfield Township, Montgomery Co., PA

**1 ATTIC FLOOR - EXISTING**  
 ZA-1.6 SCALE: 1/8" = 1' - 0"

ZONING APPLICATION: 2/26/2021	DATE
NO. / REVISION DESCRIPTION	
<b>ZA-1.6</b>	
ATTIC FLOOR PLAN (EXISTING)	
DRAWN BY: HWSJ3	
CHECKED BY: JFT	

PLOTTED BY JTAD ON 2/26/2021



**1 REAR PERSPECTIVE - PROPOSED**  
 ZA-1.7 SCALE: NOT TO SCALE

NOTE: THIS DRAWING WHILE "NOT TO SCALE" HAS BEEN SKETCHED OVER AN ACTUAL PHOTOGRAPH AND AS SUCH IS PROPORTIONALLY CORRECT.

BUILDING AREA CALCULATION:		
DESCRIPTION:	AREA: S.F.	REMARKS:
BASEMENT (Unfin.):	1,389.36 S.F.	
SUB-TOTAL:	(1,389.36 S.F.)	
FIRST FLOOR:	1,432.23 S.F.	
1ST FLR. ADDN:	371.21 S.F.	
SUB-TOTAL:	1,803.44 S.F.	
SECOND FLOOR:	1,389.36 S.F.	
2ND FLR. ADDN:	49.16 S.F.	
SUB-TOTAL:	1,438.52 S.F.	
THIRD FLOOR:	590.80 S.F.	
2ND FLR. ADDN:	(0.00 S.F.)	
SUB-TOTAL:	590.80 S.F.	
GRAND-TOTAL:	3,832.76 S.F.	

- NOTE: ALL AREAS ARE TAKEN FROM A PHYSICAL SURVEY OF THE CURRENT RESIDENCE @ THE SUBJECT LOT, BY PERSONNEL FROM JOHN TOATES ARCHITECTURE & DESIGN, PRIOR TO THE TOPOGRAPHIC SURVEY BEING PROVIDED. THEY SHOULD BE CONSIDERED 'APPROXIMATE' BUT ARE ACCURATE TO THE GREATEST EXTENT POSSIBLE.
- NOTE: ALL AREAS ARE @ THE ADDITIONS ARE FOR THE NEW PROPOSED AREAS REGARDLESS OF AREAS THAT WILL BE DEMOLISHED IN THE COURSE OF THE PROPOSED SCOPE.
- NOTE: THE CURRENT BASEMENT AREAS ARE UTILIZED FOR STORAGE & MECHANICAL EQUIPMENT. THESE ARE NOT COUNTED AS HABITABLE AREA WITHIN THE CHART. THEY ARE CURRENTLY UNFINISHED WITH A PARTIAL SLAB. ALL NEW BASEMENT AREAS CREATED AT THE ADDITION SHALL BE LOW HEIGHT CRAWLSPACES THAT WILL NOT BE OCCUPIED FOR ANY USE EXCEPT RUNNING OF UTILITIES & DUCTWORK, ETC..
- NOTE: THE ADDITION @ THE SECOND FLOOR OCCURS ONLY OVER THE EXISTING LAUNDRY SPACE AT THE FIRST FLOOR THAT SHALL BE RENOVATED. THE ROOF SHALL BE TIED INTO THE FLAT ROOF ADJACENT @ THE EXISTING EARLIER ADDITION.
- NOTE: THERE ARE NO ADDITIONS OR MODIFICATIONS SCHEDULED FOR THE EXISTING ATTIC/THIRD FLOOR SPACES THAT WILL GENERATE ADDITION USEABLE AREA.



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ZONING APPLICATION: 2/26/2021

NO.	REVISION DESCRIPTION	DATE

**ZA-1.7**  
 PERSPECTIVE (PROPOSED)  
 DRAWN BY: HAHJ  
 CHECKED BY: JFT

PLOTTED BY JTAD ON 2/26/2021