

Springfield Township Zoning Hearing Board

June 28, 2021

7:00 P.M.

ZOOM Meeting #[827-8190-4055](https://us02zoom.us/j/82781904055)

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

**DISCLAIMER: Zoom meetings are limited to 100 participants,
including Zoning Hearing Board Members.**

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 June 28, 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 Order & Opinions to render.

New Business:

Case #21-08 (WITHDRAWN BY APPLICANT): This was the application of **Mr. Arthur Morton**, owner of the property located at 7914 Cheltenham Avenue, Wyndmoor, PA 19038, known as parcel #5200-0316-1009. The applicant filed for an Appeal from the Actions of the Zoning Officer, who denied the requested Use & Occupancy Certificate to allow Mr. Morton to operate a "sober living residence" for up to 23 unrelated persons in a single family dwelling which currently has four bedrooms. The property is zoned B-Residential. The B-Residential Zoning district permits single family dwellings but does not permit "group homes." In addition, the Applicant requested that the Zoning Hearing Board allow the use as a "reasonable accommodation under the Fair Housing Act." The property is located in Ward #5 of Springfield Township.

The application for ZHB Case #21-08 was withdrawn by the applicant and will not be heard.

Case #21-12: This is the application of **Jillian & John Rickards**, owner of the property located at 1505 Paper Mill Road, Erdenheim, PA 19038, known as Parcel #5200-1320-7007. The applicants have requested a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicants seek approval to have a five (5) foot high solid fence remain

as currently installed on the front property line. Fencing five (5) feet in height is required to be setback a minimum of ten (10) feet from a property line adjoining a public right-of-way. The property is zoned within the AA-Residential District of Ward # 4 of Springfield Township.

Case #21-13: This is the application of **Fox Lane Homes @ Falcon Hill Estates, LLC** for the property known as Lot #1 of the approved Falcon Hill Subdivision & Land Development Plan. This property is located with the cul-de-sac of Henry Way and is known as Parcel #5200-1851-5009. The applicants have requested a dimensional variance from Section 114-42.B of the Springfield Township Zoning Ordinance. The applicant seeks a dimensional variance to increase the building coverage on the site from the permitted maximum coverage of 15% to 18.7% of the total lot area. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, July 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/82781904055>
- 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: **827-8190-4055**
- VIA CALL-IN (no video): Dial +1 646 558 8656 and enter the Meeting ID: **827-8190-4055**

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 June 28, 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.