



# 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

Baird M. Standish  
*President*

Eddie T. Graham  
*Vice President*

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

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice

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 in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, September 27, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-21:** This is the application of **Bebe Pisani**, owner of the property located at 813 Pleasant Avenue, Wyndmoor PA 19038, also known as Parcel #5200-1436-5001. The applicant has requested a dimensional variance from Section 114-131.B.2.c of the Springfield Township Zoning Ordinance. The applicant seeks approval to relocate the existing shared property line with 811 Pleasant Avenue, Wyndmoor, PA and have that property line be the shared party wall of the existing garage. The variance requested is to allow the existing garage to be on the property line. The property is zoned within the B-1 Business District of Ward #5 of Springfield Township.

A copy of the application and plan are on file in the Community Development 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.

Original

813 Pleasant Avenue

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

NO. 21-21

DATE: 8/25/2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Bebe Pisani  
(Name of Applicant)

Of (Address) 813 Pleasant Avenue, Wyndmoor, PA 19038

(Telephone No.) 215-836-7282

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       ,  
Subsection       , of the Springfield Township Zoning Code.

       Other (please specify) See Attachment

The property concerned is located at TPN:52-00-14365-00-1, Block 026, Unit 010  
813 Pleasant Avenue, Wyndmoor, PA 19038

Petitioner's Interest in the property is Owner

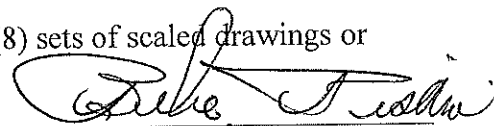
Present use of property Single-Family Residential

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.

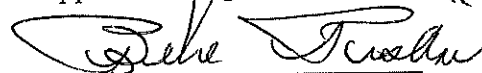
See Attachment

**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 # 208  
\$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 **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.

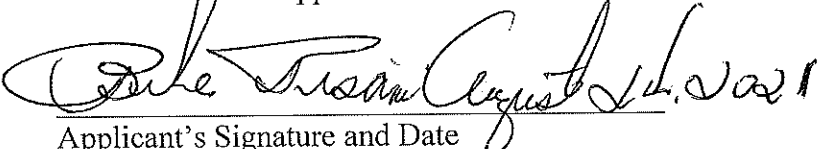
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

**Bebe Pisani**

Printed Name of Applicant

  
Applicant's Signature and Date

## **Attachment to Zoning Hearing Board Application and Notice of Appeal**

**Bebe Pisani**

**813 Pleasant Avenue**

**Wyndmoor, PA 19038**

**Springfield Township**

### **District 'B-1' Business District**

#### **ZONING HEARING BOARD APPLICATION**

##### **Notice of Appeal**

1. Variance from Article XIII, Section 114, Subsection 131.B.(2)(c) – The Code permits accessory masonry garages for residential uses to be placed four (4) feet from a property line. The Applicant proposes a lot line adjustment separating an existing two car garage and an existing one car garage along a party wall. The proposed side yard setback between 811 Pleasant Avenue and 813 Pleasant Avenue will equal zero feet.

Currently the Applicant owns both adjacent properties and prior to selling either one or both is seeking to document the joint use of a common driveway by providing an access easement for both properties from Pleasant Avenue and ownership of the one car garage with #813 Pleasant Avenue. The garage structures are masonry construction. No additional buildings or pavements are proposed. Nothing about this application is adverse to the public health, safety and welfare and what is requested is in keeping with the character of the neighborhood.

PARID: 520014365001  
PISANI BEBE

813 PLEASANT AVE

**Parcel**

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TaxMapID 52026 010  
Parid 52-00-14365-00-1  
Land Use Code 1132  
Land Use Description R - DUPLEX  
Property Location 813 PLEASANT AVE  
Lot #  
Lot Size 7500 SF  
Front Feet 50  
Municipality SPRINGFIELD  
School District SPRINGFIELD TWP  
Utilities ALL PUBLIC//

**Owner**

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Name(s) PISANI BEBE  
Name(s)  
Mailing Address 813 PLEASANT AVE  
Care Of  
Mailing Address  
Mailing Address WYNDMOOR PA 19038

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
127,030	127,030	

**Estimated Taxes**

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County	461
Montco Community College	50
Municipality	574
School District	4,488
Total	5,573
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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Sale Date 14-JAN-08  
Sale Price \$1  
Tax Stamps 0  
Deed Book and Page 5682-00617  
Grantor KALLER RICHARD R  
Grantee PISANI BEBE  
Date Recorded 13-FEB-08



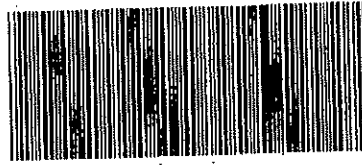


**RECORDER OF DEEDS  
MONTGOMERY COUNTY**  
*Nancy J. Becker*



One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 - Norristown, PA 19404  
Office: (610) 278-3289 - Fax: (610) 278-3869

**DEED BK 5682 PG 00617 to 00622.1**  
INSTRUMENT # : 2008014183  
RECORDED DATE: 02/13/2008 10:32:09 AM



0268336-0008T

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

**Document Type:** Deed  
**Document Date:** 01/14/2008  
**Reference Info:** PISANI

**Transaction #:** 193225 - 1 Doc(s)  
**Document Page Count:** 5  
**Operator Id:** ideal

**RETURN TO:** (Mail)  
REGGER,RIZZO

**SUBMITTED BY:**  
REGGER,RIZZO

**\* PROPERTY DATA:**

**Parcel ID #:** 52-00-14365-00-1  
**Address:** 813 PLEASANT AVE

**Municipality:** PA  
19038  
Springfield Township  
**School District:** Springfield

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$0.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$46.50
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
Misc Fee	\$5.00
<b>Total:</b>	<b>\$57.00</b>

DEED BK 5682 PG 00617 to 00622.1  
Recorded Date: 02/13/2008 10:32:09 AM

I hereby CERTIFY that  
this document is  
recorded in the  
Recorder of Deeds  
Office in Montgomery  
County, Pennsylvania.



*Nancy J. Becker*

Nancy J. Becker  
Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



5-38

STATE AFFIDAVIT FILED

Prepared by: G. Bradley Rainer, Esquire  
REGER RIZZO KAVULICH & DARNALL LLP  
Cira Centre, 13<sup>th</sup> Floor  
2929 Arch Street  
Philadelphia, PA 19104-2899  
215-495-6532

Return to: G. Bradley Rainer, Esquire  
REGER RIZZO KAVULICH & DARNALL LLP  
Cira Centre, 13<sup>th</sup> Floor  
2929 Arch Street  
Philadelphia, PA 19104-2899  
215-495-6532

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-14365-00-1 SPRINGFIELD  
813 PLEASANT AVE  
KALLER RICHARD R  
B 026 U 010 L 1132 DATE: 01/23/2008  
\$5.00  
BR

Parcel #52-00-14365-00-1

**This Indenture Made the** 14<sup>th</sup> day of January in the year of our Lord two thousand and eight (2008)

**Between** Gail McNeill, Executrix of the Estate of Richard R. Kaller, late of the Township of Radnor, Delaware County, Pennsylvania (hereinafter called the Grantor),

AND

Bebe Pisani, Individual (hereinafter called of the Grantee),

**Whereas**, Richard R. Kaller was seized in fee of and in a certain messuage or tenement or tract of land hereafter described; and

**Whereas**, the said Richard R. Kaller departed this life on April 23, 2006, leaving a Last Will and Testament dated the 11<sup>th</sup> day of November, 2000, proved and registered in the Office of the Register of Wills in and for the County of Delaware, Pennsylvania, by which Gail McNeill was appointed as Executrix of his Last Will and Testament; and

**Whereas**, the Executrix filed an Inventory and Inheritance Tax Return for the resident Decedent in the Office of the Register of Wills in and for the County of Delaware, Pennsylvania; and

**Whereas**, on July 23, 2006 and January 23, 2007, the Executrix paid in full the Pennsylvania Transfer Inheritance Tax; and

**Whereas**, all debts of the Decedent of which the Executrix had notice have been fully paid and

08 JAN 23 PM 12:05

08 FEB 13 AM 10:11



satisfied and no claimant has filed written notice of his/her claim with the Clerk; and

**Whereas**, pursuant to ITEM THIRD of the aforesaid Last Will and Testament, the Decedent provided as follows:

“I devise my real estate located at 811 Pleasant Avenue, Wyndmoor, Pennsylvania 19038 (Parcel No. 52-00-14362-00-4) and 813 Pleasant Avenue, Wyndmoor, Pennsylvania 19038 (Parcel No. 52-00-14365-00-1) including the contents therein, together with all buildings thereon and all rights and easements appurtenant thereto, to Bebe Pisani...”

**Now this Indenture witnesseth**, That the said Grantor, for and in consideration of the sum of \$1.00, lawful money of the United States, to her well and truly paid by the said Grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, released, and confirmed and by these presents, grants, bargains, sells, aliens, releases and confirms unto the said Grantee

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected SITUATE on the Northwest side of Pleasant Avenue in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof by Henry A. Stallman, Civil Engineer, of the land of Abraham Unruh, as follows:

BEGINNING at a point on the said Northwest side of Pleasant Avenue at the distance of 150 feet Northeastward from the Northeast side of Apple Street (now Flourtown Avenue); thence extending along the said Northwest side of said Pleasant Avenue Northeastward 50 feet and extending in length or depth of that width Northeastward 150 feet to the rear of lots fronting on Willow Grove Avenue.

BEING Lot #18 as marked on said plan abovementioned.

BOUNDED on the Northeast by Lot #3 fronting on Willow Grove Avenue and on the Southeast by Pleasant Avenue aforesaid.

BEING known as 813 Pleasant Avenue.

BEING Parcel Number 52-00-14365-00-1

BEING the same premises which Herbert Garbutt, by Indenture bearing date of 12th day of May, 1989, and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 4911 Page 1173, granted and conveyed unto Richard R. Kaller, in fee. AND the said Richard R. Kaller departed this life on April 23, 2006, wherein and whereby Letters Testamentary were duly granted unto Gail McNeill on June 5, 2006, being No. 2306-1309.

**THIS TRANSFER IS TAX EXEMPT AS PASSING BY TESTATE SUCCESSION.**

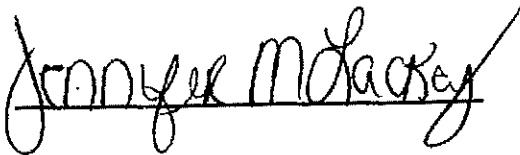


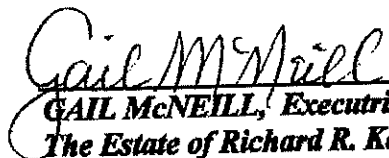
**Together** with all and singular improvements thereon erected, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest use, trust property, possession, claim and demand whatsoever, of Richard R. Kaller, at or immediately before the time of his decease, in law, equity, or otherwise howsoever, of, in, to, or out of the same.

**To have and to hold** the said improvements, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and her assigns, to and for the only proper use and behoof of the said Grantee and her assigns forever.

**And** the said Grantor does covenant, promise and agree, to and with the said Grantee that she the said Grantor, her heirs and assigns, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**In Witness Whereof**, the said Grantor, Executrix aforesaid, has hereunto set her hand and seal the day and year first above written.



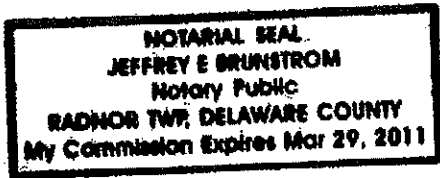
 (Seal)  
**GAIL McNEILL, Executrix of  
The Estate of Richard R. Kaller**



Commonwealth of Pennsylvania :  
County of *Delaware* :SS  
:

On this, the *14* day of January, 2008, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the county aforesaid, the undersigned Officer, personally appeared Gail McNeill, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



# DEED

GAIL McNEILL, EXECUTRIX OF  
THE ESTATE OF RICHARD R. KALLER,  
Grantor,

TO

BEBE PISANI,  
Grantee

PARCEL NO. 52-00-14365-00-1

PREMISES: 813 Pleasant Avenue  
Springfield Township  
Montgomery County, PA

MAIL TAX BILL TO:  
BEBE PISANI  
900 Southhampton Avenue  
Wyndmoor, PA 19038

*Record and return to:*

G. Bradley Rainer, Esquire  
REGER RIZZO KAVULICH & DARNALL LLP  
Cira Centre, 13<sup>th</sup> Floor  
2929 Arch Street  
Philadelphia, PA 19104-2899  
215-495-6532

The address of the above-named Grantee is  
900 Southhampton Avenue  
Wyndmoor, PA 19038

*G. Bradley Rainer*  
On behalf of the Grantee

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PA

- REGISTERED -

DATE *2/13/08* NO. *2241*

*Amy B. Montgomery*  
TOWNSHIP ENGINEER



REV-183 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid	0
Book Number	5682
Page Number	617
Date Recorded	2-13-08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All Inquiries may be directed to the following person:

Name	G. Bradley Rainer, Esquire			Telephone Number:	(215) 495-6532				
Street Address	Cira Centre, 13th Floor, 2929 Arch Street			City	Philadelphia	State	PA	Zip Code	19104

### B. TRANSFER DATA

Grantor(s)/Lessor(s)	Gail McNeill, Executrix			Date of Acceptance of Document				
Street Address	715 Brooke Road			Grantee(s)/Lessee(s)	Bebe Pisani			
City	State	Zip Code	City	Street Address	900 Southhampton Avenue			
Wayne	PA	19087	Wyndmoor	City	State	Zip Code	PA	19038

### C. PROPERTY LOCATION

Street Address	813 Pleasant Avenue			City, Township, Borough	Springfield			
County	School District	Tax Parcel Number						
Montgomery	Springfield	52-00-14365-00-1						

### D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
127,030.00	X 1.97	= 250,249.10

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
1.00	100%

### 2. Check Appropriate Box Below for Exemption Claimed

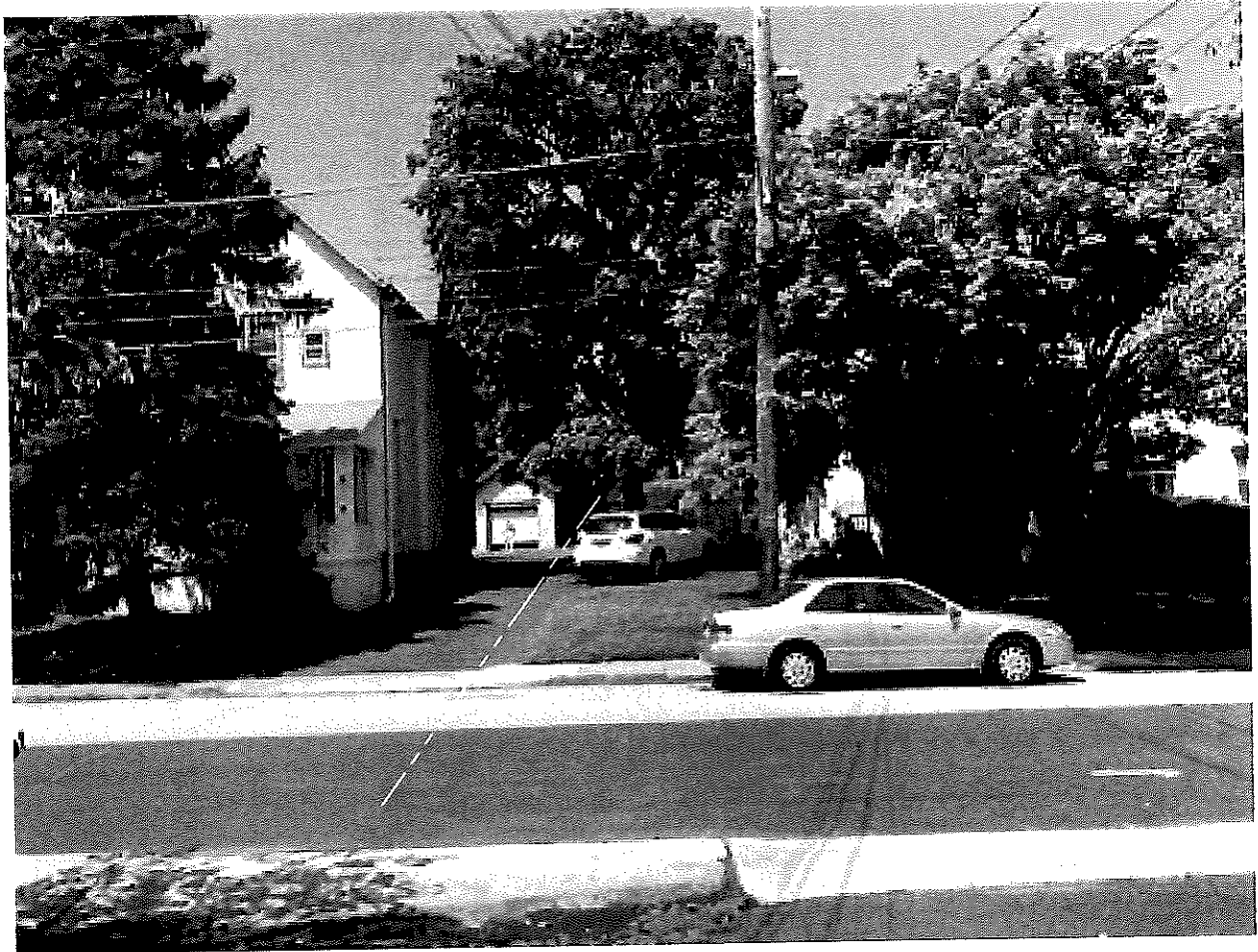
- Will or Intestate succession Richard R. Kaller (Name of Decedent) 2306-1309 (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>S. Bradley Rainer</i>	1/29/08

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

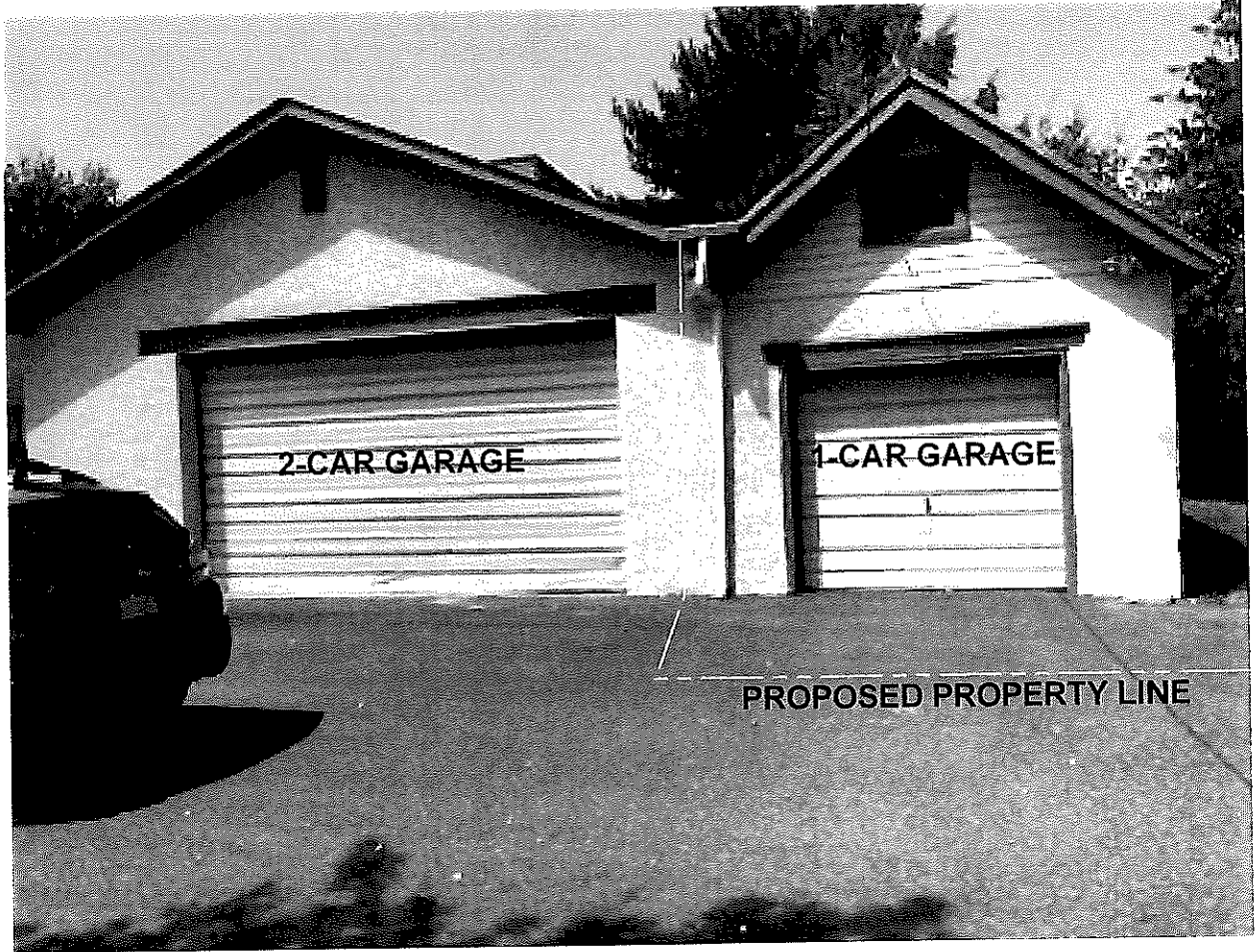


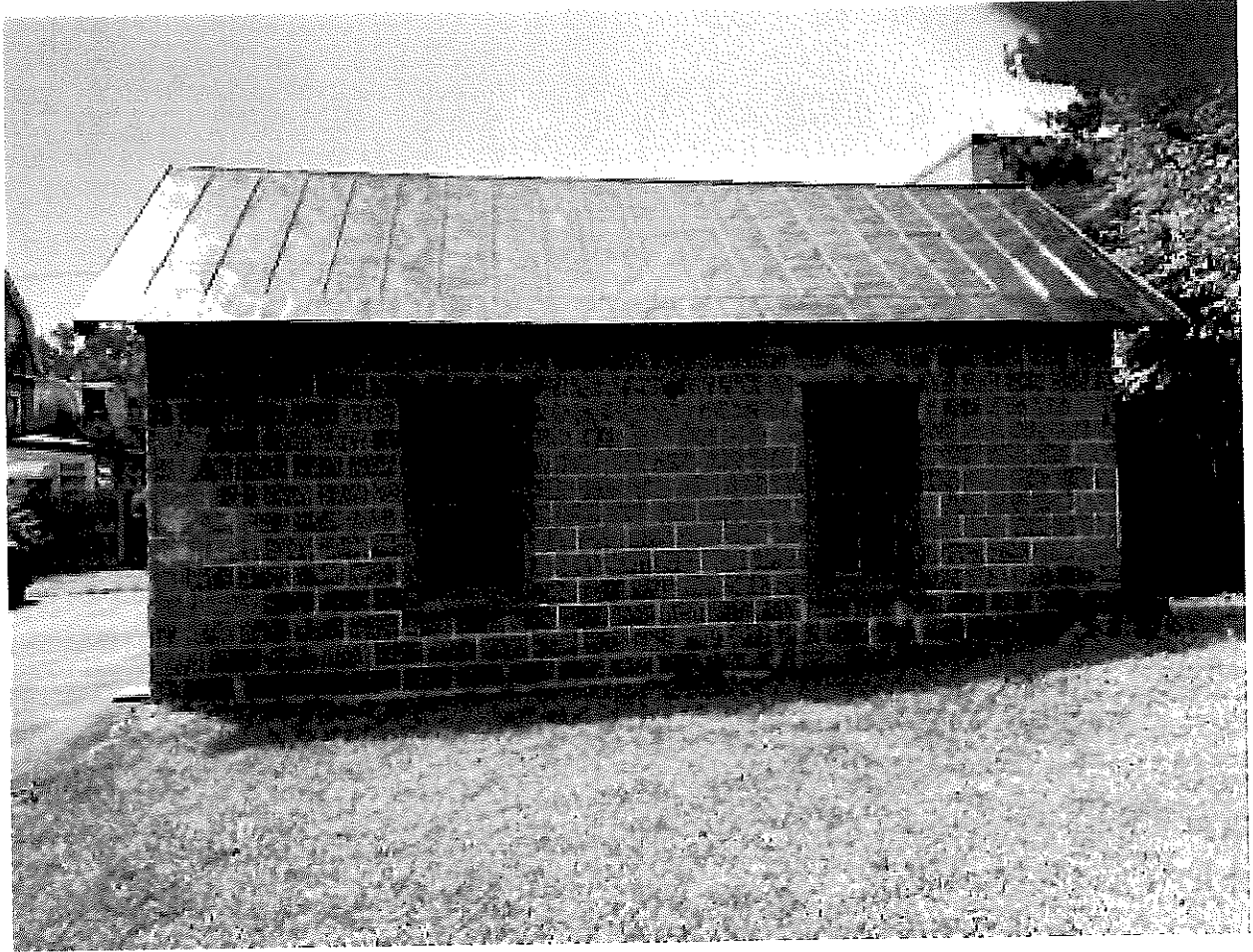


**811 PLEASANT AVENUE**

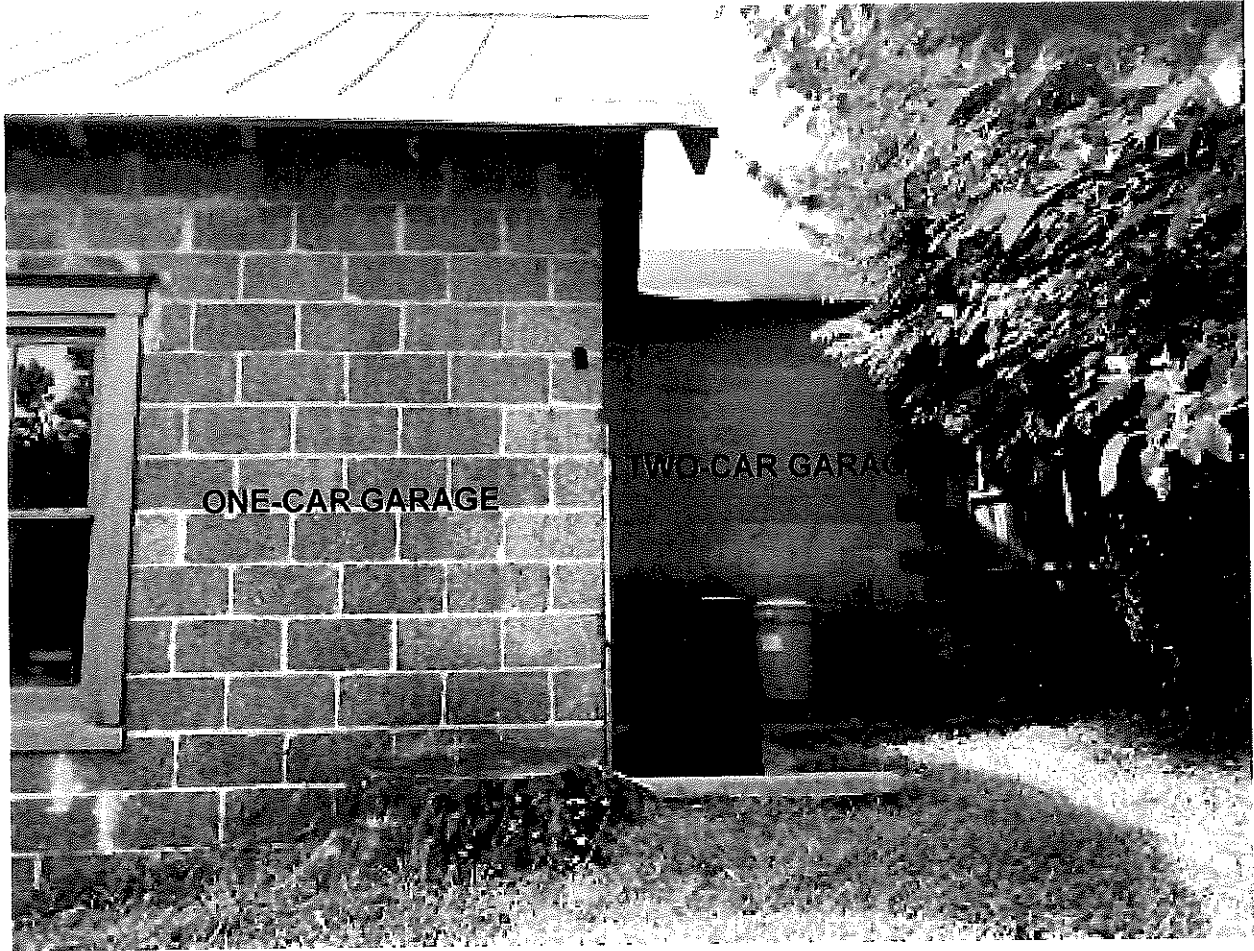
**813 PLEASANT AVENUE**







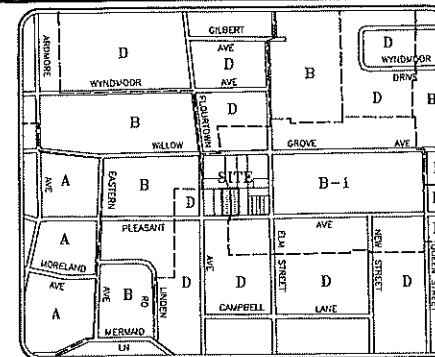
**NORTHEAST SIDE ONE-CAR GARAGE**



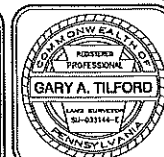
**REAR CORNER OF ONE-CAR AND TWO-CAR GARAGES**

**LEGEND**

EXISTING		LIT	
---	CONTOUR LINE	---	SANITARY LATERAL
+	FLOOR ELEVATION	---	OVERHEAD WIRE
+	SPOT ELEVATION	---	UNDERGROUND ELECTRIC
⊕	FIRE HYDRANT	---	GAS MAIN
⊕	UTILITY POLE	---	WATER MAIN
○	GAS VALVE	---	EDGE OF WOODS
○	WATER VALVE	---	FENCE
○	SEWER CLEAN OUT	---	ZONING DISTRICT LINE
○	WATER CURB STOP	---	
○	STORM SEWER w/ INLET	---	
○	DECIDUOUS TREE	---	
○	EVERGREEN TREE	---	
○	SOY POST	---	



LOCATION MAP  
SCALE: 1" = 800'



COUNTY PARCEL NO. 52-00-14365-00-1  
BLOCK - UNIT 52-026-010  
SITE ADDRESS 813 PLEASANT AVENUE  
SPRINGFIELD TWP, PA 19038  
DEED BOOK - PAGE 5082-00071

RECORD OWNER  
**BEBE PISANI**  
813 PLEASANT AVENUE  
WYNDMOOR, PA 19038

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1000 W. MARKET STREET, SUITE 200  
MONTICELLO, PA 18936  
PHONE: 215-887-2185 FAX: 215-876-7791  
E-MAIL: info@eshoemaker.com  
SCALE: 1" = 20'

DATE	NO.	REVISION

SUBDIVISION OF 811 PLEASANT AVENUE & 813 PLEASANT AVENUE  
TMP Nos. 52-00-14362-00-4 & 52-00-14365-00-1  
**LOT LINE ADJUSTMENT PLAN**  
OF  
**811 & 813 PLEASANT AVENUE**  
PREPARED FOR  
**BEBE PISANI**  
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE AUGUST 23, 2021  
DWG NO. SP-74B  
JOB NO. 26797  
SHEET NO. 1 OF 1

**CERTIFICATIONS**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ County, personally appeared **BEBE PISANI**, who acknowledged herself to be the owner of #811 Pleasant Avenue, County Parcel No. 52-00-14362-00-4 and #813 Pleasant Avenue, County Parcel No. 52-00-14365-00-1 and that as owner, being authorized to do so, she executed the foregoing plan by signing that she is the owner of the designated land, that all necessary approvals of the plan have been obtained and the accompanying plan to be an official plan of streets and roads and/or subdivision situated in the Township of Springfield, Montgomery County, Pennsylvania, and desired that said plan be recorded according to law.  
Witness my hand and Notarial Seal the day and year aforesaid.

Notary Public \_\_\_\_\_  
My Commission expires \_\_\_\_\_

**CERTIFICATION OF TRUE OWNERSHIP**

I, **BEBE PISANI**, do hereby certify that the title of the property located at #811 Pleasant Avenue is in my name, as recorded in the office for recording of deeds in Deed Book 5682 Page 00079, Co. Parcel No. 52-00-14362-00-4 (Block 026, Unit 011).

OWNER: **Bebe Pisani**

**CERTIFICATION OF TRUE OWNERSHIP**

I, **BEBE PISANI**, do hereby certify that the title of the property located at #813 Pleasant Avenue is in my name, as recorded in the office for recording of deeds in Deed Book 5682 Page 00617, Co. Parcel No. 52-00-14365-00-1 (Block 026, Unit 010).

OWNER: **Bebe Pisani**

**TOWNSHIP SIGNATURES**

Approved by the Board of Commissioners of the Township of Springfield this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President

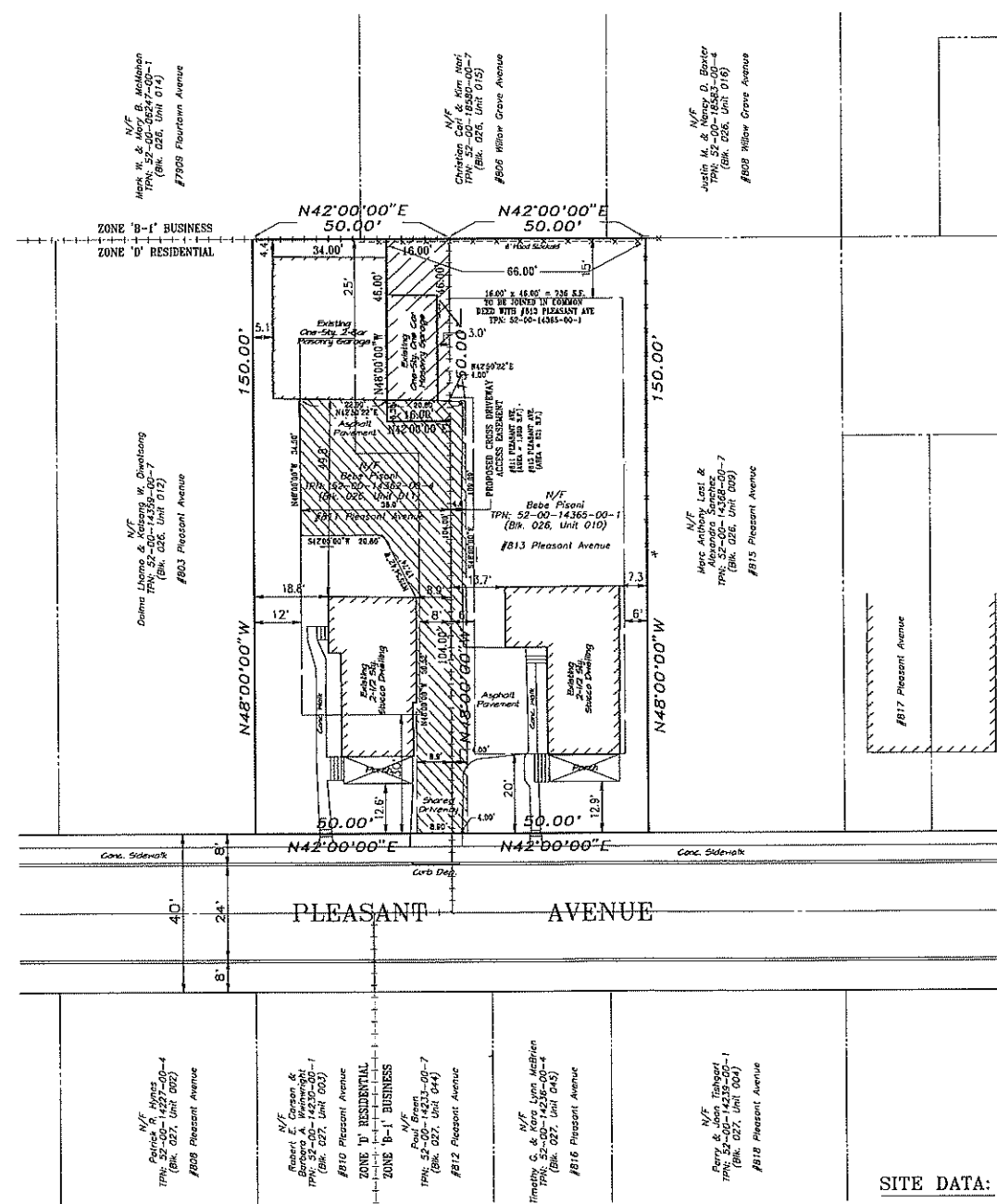
\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Engineer

**RECORDER OF DEEDS**

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA, in Plan Book \_\_\_\_\_ Page No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MCPC No. 21-OXXX-OXX  
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_  
For the Director  
Montgomery County Planning Commission



**SITE DATA:**

**#811 PLEASANT AVENUE**  
RECORD OWNER: **BEBE PISANI**  
COUNTY PARCEL No.: 52-00-14362-00-4  
BLOCK/UNIT No.: 52-026-011  
DEED BOOK/PAGE No. 5682-00079  
PARCEL AREA: 7,500 S.F. or 0.1722 Ac.  
ZONING DISTRICT: 'D' RESIDENTIAL DISTRICT

**#813 PLEASANT AVENUE**  
RECORD OWNER: **BEBE PISANI**  
COUNTY PARCEL No.: 52-00-14365-00-1  
BLOCK/UNIT No.: 52-026-010  
DEED BOOK/PAGE No. 5682-00617  
PARCEL AREA: 7,500 S.F. or 0.1722 Ac.  
ZONING DISTRICT: 'B-1' BUSINESS DISTRICT

**ZONING: 'D' RESIDENTIAL DISTRICT**

LOT USE	Z.O. SEC. No.	REQUIRED	#811 PLEASANT AVENUE	
			EXISTING	PROPOSED
LOT AREA, A.C.	114-82A	4,500 S.F.	7,500 S.F.	8,704 S.F.
BUILDING AREA, Max	114-82B	25 %	2,250 S.F./50.0A	1,959 S.F./43.8A
PERMITTED COVER, Max	114-82C	50 %	4,500 S.F./100.0A	4,121 S.F./91.6A
LOT WIDTH, Min	114-85	45 FT	50.0 FT	50.0 FT
BUILDING SETBACKS:				
FRONT YARD, Min	114-84A(1)	20 FT	12.8 FT *	12.8 FT
SIDE YARD, Max	114-84B(1)	8 FT/20% App.	8.5 FT/23.7 FT	8.9 FT/25.7 FT
REAR YARD, Max	114-84C	25 FT	25 FT	25 FT
BUILDING HEIGHT, Max	114-85A	25 FT	<25 FT/2-1/2 Sts.	<25 FT/2-1/2 Sts.
ACCESSORY BUILDINGS:				
ROAD FRONTAGE REQ.	114-131.BAC(2)(a)	10 FT, Min.	49.8 FT	49.8 FT
REQUIRED MAXIMUM SPACE			3.5 FT *	6.0 FT
SEE YARD	114-131.B(2)(c)	4 FT, MIN.	<12.0 FT/0.4 Sts.	<12.0 FT/0.4 Sts.
REAR YARD	114-131.E(2)(c)	4 FT, MIN.	4.4 FT	4.4 FT
HEIGHT	114-131.E(2)(d)	12 FT/2.0 Sts. Sloped Roof	<12.0 FT/0.4 Sts.	<12.0 FT/0.4 Sts.
OFF-STREET PARKING:	114-134A(1)	Two Spaces	Two Spaces	Two Spaces

**ZONING: 'B-1' BUSINESS DISTRICT**

LOT USE	Z.O. SEC. No.	REQUIRED	#813 PLEASANT AVENUE	
			EXISTING	PROPOSED
LOT AREA, A.C.	114-91A	1,600 S.F.	7,500 S.F.	8,336 S.F.
BUILDING AREA, Max	114-93A	70 %	1,050 S.F./14.1A	1,397 S.F./17.0A
BUILDING SETBACKS:				
FRONT YARD, Min	114-94A(1)	20 FT	12.8 FT *	12.8 FT
SIDE YARD, Max	114-94B(1)	6 FT	6.2 FT	7.3 FT
REAR YARD, Max	114-94C	15 FT	15 FT	15 FT
BUILDING HEIGHT, Max	114-130A(1)	40 FT	<40 FT, 2-1/2 Sts.	<40 FT, 2-1/2 Sts.
ACCESSORY BUILDINGS:				
ROAD FRONTAGE REQ.	114-131.BAC(2)(a)	10 FT, Min.	49.8 FT	49.8 FT
REQUIRED MAXIMUM SPACE			3.5 FT *	6.0 FT
SEE YARD	114-131.B(2)(c)	4 FT, MIN.	<12.0 FT/0.4 Sts.	<12.0 FT/0.4 Sts.
REAR YARD	114-131.E(2)(c)	4 FT, MIN.	4.4 FT	4.4 FT
HEIGHT	114-131.E(2)(d)	12 FT/2.0 Sts. Sloped Roof	<12.0 FT/0.4 Sts.	<12.0 FT/0.4 Sts.
OFF-STREET PARKING:	114-134A(1)	Two Spaces	Two Spaces	Two Spaces

**NOTES:**

- Boundary information shown taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during August 2021.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 379 of 451, Map No. 42091003796, effective March 2, 2015.
- These properties are both served with both public water by AQUA PA and end public sanitary sewer disposal by the Springfield Sanitary Sewer Department.
- Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, UsgB, Urban land/Udarthen's, schist and gneiss complex, 0 to 8 percent slopes.
- Historical survey markers (iron pins & monuments) to remain. Concrete survey monuments shall be located along the right-of-way lines, at property corners, angle points, and beginning and end of curves. If no existing monumentation is found, or disturbed during construction activities, new monumentation shall be installed in accordance with SALDO Sec. 95-11.1, by a certified Professional Land Surveyor licensed in Pennsylvania.

This is to certify that the survey performed for the properties located at #811 & #813 Pleasant Avenue, Springfield Township, Montgomery County, Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys to the best of my knowledge and belief.  
GARY A. TILFORD, PLS License No. SU033144 E Date \_\_\_\_\_



# 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

Baird M. Standish  
*President*

Eddie T. Graham  
*Vice President*

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

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Zoning Hearing Board Notice

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 in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, September 27, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-20:** This is the application of **Bebe Pisani**, owner of the property located at 811 Pleasant Avenue, Wyndmoor PA 19038, also known as Parcel #5200-1436-2004. The applicant has requested dimensional variances from Section 114-82.B and Section 114-131.B.2.c of the Springfield Township Zoning Ordinance. The applicant seeks approval to relocate the existing shared property line with 813 Pleasant Avenue, Wyndmoor, PA and have that property line be the shared party wall of the existing garage. The variances requested are to allow the existing garage to be on the property line and the proposed relocated property line would increase the impervious coverage on the site from 60.6 % to 61%. The property is zoned within the D-Residential District of Ward #5 of Springfield Township.

A copy of the application and plan are on file in the Community Development 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.

Original

811 Pleasant Avenue

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

NO. 21-20

DATE: 8/25/2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Bebe Pisani  
(Name of Applicant)

Of (Address) 813 Pleasant Avenue, Wyndmoor, PA 19038

(Telephone No.) 215-836-7282

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       ,  
Subsection       , of the Springfield Township Zoning Code.

       Other (please specify) See Attachment

**The property concerned is located at** TPN:52-00-14362-00-4, Block 026. Unit 011  
811 Pleasant Avenue, Wyndmoor, PA 19038

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

**Present use of property** Single-Family Residential

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.

See Attachment

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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 #196  
\$500.00

*Deke Tusan*

Applicant's Signature

*Deke Tusan*

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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Springfield Township  
Montgomery County  
Received  
  
AUG 25 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.

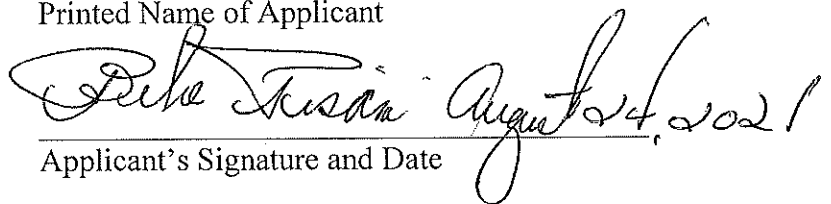
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

**Bebe Pisani**

Printed Name of Applicant

 August 24, 2021

Applicant's Signature and Date

## **Attachment to Zoning Hearing Board Application and Notice of Appeal**

**Bebe Pisani**

**811 Pleasant Avenue**

**Wyndmoor, PA 19038**

**Springfield Township**

### **Zoning District 'D' Residential District**

#### **ZONING HEARING BOARD APPLICATION**

##### **Notice of Appeal**

1. Variance from Article VIII, Section 114, Subsection 82.B. – The 'D' Residential District permits a maximum impervious coverage of 50% for Buildings and Pavements. The Property has existed for a long period of time and currently non-conforming with 60.6% impervious coverage. There are no improvements proposed that would increase the overall impervious cover. As a result of subdivision, reducing the site area, the impervious coverage percentage on the resulting parcel will increase to 61.0%.
2. Variance from Article XIII, Section 114, Subsection 131.B.(2)(c) – The Code permits accessory masonry garages for residential uses to be placed four (4) feet from a property line. The Applicant proposes a lot line adjustment separating an existing two car garage and an existing one car garage along a party wall. The proposed side yard setback between 811 Pleasant Avenue and 813 Pleasant Avenue will equal zero feet.

Currently the Applicant owns both adjacent properties and prior to selling either one or both is seeking to document the joint use of a common driveway by providing an access easement for both properties from Pleasant Avenue and ownership of the one car garage with #813 Pleasant Avenue. The garage structures are masonry construction. No additional buildings or pavements are proposed. Nothing about this application is adverse to the public health, safety and welfare and what is requested is in keeping with the character of the neighborhood.

PARID: 520014362004  
PISANI BEBE

811 PLEASANT AVE

**Parcel**

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TaxMapID 52026 011  
Parid 52-00-14362-00-4  
Land Use Code 1101  
Land Use Description R - SINGLE FAMILY  
Property Location 811 PLEASANT AVE  
Lot #  
Lot Size 7500 SF  
Front Feet 50  
Municipality SPRINGFIELD  
School District SPRINGFIELD TWP  
Utilities ALL PUBLIC//

**Owner**

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Name(s) PISANI BEBE  
Name(s)  
Mailing Address 811 PLEASANT AVE  
Care Of  
Mailing Address  
Mailing Address WYNDMOOR PA 19038

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
136,020	136,020	

**Estimated Taxes**

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County	494
Montco Community College	53
Municipality	614
School District	4,806
Total	5,967
Tax Lien	Tax Claim Bureau Parcel Search

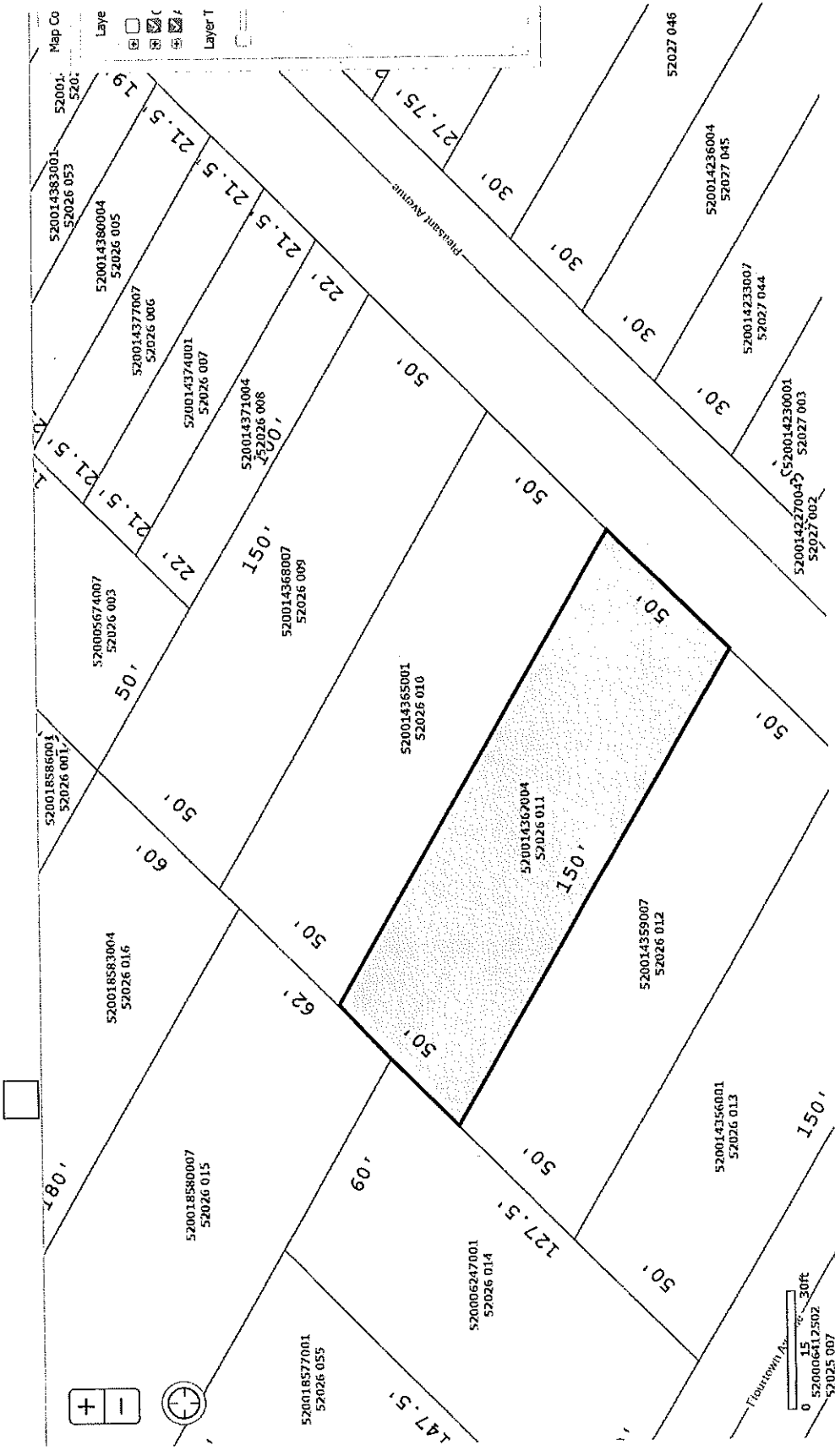
**Last Sale**

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Sale Date 14-JAN-08  
Sale Price \$1  
Tax Stamps 0  
Deed Book and Page 5682-00079  
Grantor KALLER RICHARD R  
Grantee PISANI BEBE  
Date Recorded 11-FEB-08

PARID: 520014362004  
PISANI BEBE

- Profile
- Accessory Structures
- Assessment
- Buildings
- Assessment History
- Comments
- Lot
- Map
- Permits
- Pictures
- Residential
- Sales
- Sketch
- Splits and
- Contributions

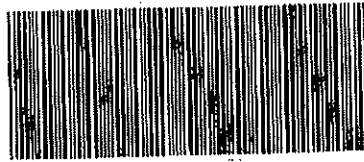


**RECORDER OF DEEDS  
MONTGOMERY COUNTY  
Nancy J. Becker**

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5682 PG 00079 to 00084.1  
INSTRUMENT # : 2008013733  
RECORDED DATE: 02/11/2008 03:00:35 PM



0280230-0008E

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

<b>Document Type:</b> Deed	<b>Transaction #:</b> 193201 - 1 Doc(s)
<b>Document Date:</b> 01/14/2008	<b>Document Page Count:</b> 5
<b>Reference Info:</b> PISANI	<b>Operator Id:</b>  deal

<b>RETURN TO: (Mail)</b> REGER,RIZZO	<b>SUBMITTED BY:</b> REGER,RIZZO
---	-------------------------------------

**\* PROPERTY DATA:**

**Parcel ID #:** 52-00-14362-00-4  
**Address:** 811 PLEASANT AVE

**Municipality:** PA  
Springfield Township  
**School District:** Springfield

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$0.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$46.50
Affidavit Fee	\$1.50
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
Rejected Document Fee	\$5.00
<b>Total:</b>	<b>\$57.00</b>

DEED BK 5682 PG 00079 to 00084.1  
Recorded Date: 02/11/2008 03:00:35 PM

I hereby CERTIFY that  
this document is  
recorded in the  
Recorder of Deeds  
Office in Montgomery  
County, Pennsylvania.



*Nancy J. Becker*

Nancy J. Becker  
Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



5-30

Prepared by: G. Bradley Rainer, Esquire  
REGER RIZZO KAVULICH & DARNALL LLP  
Cira Centre, 13<sup>th</sup> Floor  
2929 Arch Street  
Philadelphia, PA 19104-2899  
215-495-6532

Return to: G. Bradley Rainer, Esquire  
REGER RIZZO KAVULICH & DARNALL LLP  
Cira Centre, 13<sup>th</sup> Floor  
2929 Arch Street  
Philadelphia, PA 19104-2899  
215-495-6532

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-14362-00-4 SPRINGFIELD  
811 PLEASANT AVE  
KALLER RICHARD R  
B 026 U 011 L 1101 DATE: 01/23/2008

\$5.00  
BR

Parcel #52-00-14362-00-4

**This Indenture Made the** 14<sup>th</sup> day of January in the year of our Lord two thousand and eight (2008)

**Between** Gail McNeill, Executrix of the Estate of Richard R. Kaller, late of the Township of Radnor, Delaware County, Pennsylvania (hereinafter called the Grantor),

AND

Bebe Pisani, Individual (hereinafter called of the Grantee),

**Whereas**, Richard R. Kaller was seized in fee of and in a certain messuage or tenement or tract of land hereafter described; and

**Whereas**, the said Richard R. Kaller departed this life on April 23, 2006, leaving a Last Will and Testament dated the 11<sup>th</sup> day of November, 2000, proved and registered in the Office of the Register of Wills in and for the County of Delaware, Pennsylvania, by which Gail McNeill was appointed as Executrix of his Last Will and Testament; and

**Whereas**, the Executrix filed an Inventory and Inheritance Tax Return for the resident Decedent in the Office of the Register of Wills in and for the County of Delaware, Pennsylvania; and

**Whereas**, on July 23, 2006 and January 23, 2007, the Executrix paid in full the Pennsylvania Transfer Inheritance Tax; and

**Whereas**, all debts of the Decedent of which the Executrix had notice have been fully paid and

08 JAN 23 PM 12:05

eCertified copy of recorded # 2008013733 (page 2 of 7)  
Montgomery County Recorder of Deeds



satisfied and no claimant has filed written notice of his/her claim with the Clerk; and

**Whereas**, pursuant to ITEM THIRD of the aforesaid Last Will and Testament, the Decedent provided as follows:

“I devise my real estate located at 811 Pleasant Avenue, Wyndmoor, Pennsylvania 19038 (Parcel No. 52-00-14362-00-4) and 813 Pleasant Avenue, Wyndmoor, Pennsylvania 19038 (Parcel No. 52-00-14365-00-1) including the contents therein, together with all buildings thereon and all rights and easements appurtenant thereto, to Bebe Pisani...”

**Now this Indenture witnesseth**, That the said Grantor, for and in consideration of the sum of \$1.00, lawful money of the United States, to her well and truly paid by the said Grantee at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, released, and confirmed and by these presents, grants, bargains, sells, aliens, releases and confirms unto the said Grantee

ALL THAT CERTAIN lot or piece of ground with the Messuage or Tenement thereon erected, being marked and numbered as Number 17 on a certain plan of Lots of Abraham Unruh, in the Township of Springfield, in the County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

SITUATE on the Northwesterly side of Pleasant Avenue, as laid down on said plan, at the distance of one hundred feet Northeasterly from the North corner of said Pleasant Avenue and Apple Street or Flourtown Avenue CONTAINING in front or breadth on said Pleasant Avenue fifty feet and extending in length or depth on that width between lines parallel to said Apple Street, Northwesterly one hundred and fifty feet to the rear end of lots fronting on Willow Grove Avenue. BOUNDED on the Northeasterly side by ground now or late of Harry F. Stem, on the Northwesterly side by ground now or late of William Unruh, on the Southwesterly side by ground now or late of Frederick J. Knapp and on the Southeasterly side by Pleasant Avenue aforesaid.

BEING known as 811 Pleasant Avenue.

BEING Parcel Number 52-00-14362-00-4

BEING the same premises which Salvatore Ferrino and Angelina D. Ferrino, his wife, by Indenture bearing date of 13th day of October, 1989, and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 4927, Page 2116, granted and conveyed unto Richard R. Kaller, in fee. AND the said Richard R. Kaller departed this life on April 23, 2006, wherein and whereby Letters Testamentary were duly granted unto Gail McNeill on June 5, 2006, being No. 2306-1309.

**THIS TRANSFER IS TAX EXEMPT AS PASSING BY TESTATE SUCCESSION.**

**Together** with all and singular improvements thereon erected, ways, waters, water-courses,



rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest use, trust property, possession, claim and demand whatsoever, of Richard R. Kaller, at or immediately before the time of his decease, in law, equity, or otherwise howsoever, of, in, to, or out of the same.

**To have and to hold** the said improvements, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and her assigns, to and for the only proper use and behoof of the said Grantee and her assigns forever.

**And** the said Grantor does covenant, promise and agree, to and with the said Grantee that she the said Grantor, her heirs and assigns, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**In Witness Whereof**, the said Grantor, Executrix aforesaid, has hereunto set her hand and seal the day and year first above written.

*Jennifer M. Mackay*

*Gail McNeill* (Seal)  
**GAIL McNEILL, Executrix of  
The Estate of Richard R. Kaller**

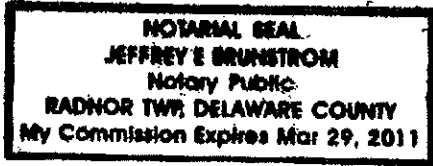




Commonwealth of Pennsylvania :  
 County of *Delaware* :SS  
 :

On this, the *14* day of January, 2008, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the county aforesaid, the undersigned Officer, personally appeared Gail McNeill, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public



# DEED

GAIL McNEILL, EXECUTRIX OF  
THE ESTATE OF RICHARD R. KALLER,  
Grantor,

TO

BEBE PISANI,

Grantee

PARCEL NO. 52-00-14362-00-4

PREMISES: 811 Pleasant Avenue  
Springfield Township  
Montgomery County, PA

MAIL TAX BILL TO:

BEBE PISANI  
900 Southhampton Avenue  
Wyndmoor, PA 19038

*Record and return to:*

G. Bradley Rainer, Esquire  
REGER RIZZO KAVULICH & DARNALL LLP  
Cira Centre, 13<sup>th</sup> Floor  
2929 Arch Street  
Philadelphia, PA 19104-2899  
215-495-6532

The address of the above-named Grantee is  
900 Southhampton Avenue  
Wyndmoor, PA 19038

*G. Bradley Rainer*  
On behalf of the Grantee

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PA  
- REGISTERED -  
DATE 1-31-08 NO. 2008013733  
*Orly H. Montgomery*  
TOWNSHIP ENGINEER



REV-183 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid	-0-
Book Number	5082
Page Number	79
Date Recorded	2-11-08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name G. Bradley Rainer, Esquire		Telephone Number: (215) 495-6532	
Street Address Cira Centre, 13th Floor, 2929 Arch Street		City Philadelphia	State PA
		Zip Code 19104	

B. TRANSFER DATA				Date of Acceptance of Document			
Grantor(s)/Lessor(s) Gail McNeill, Executrix				Grantee(s)/Lessee(s) Bebe Pisani			
Street Address 715 Brooke Road				Street Address 900 Southampton Avenue			
City Wayne	State PA	Zip Code 19087		City Wyndmoor	State PA	Zip Code 19038	

C. PROPERTY LOCATION			
Street Address 811 Pleasant Avenue		City, Township, Borough Springfield	
County Montgomery	School District Springfield	Tax Parcel Number 52-00-14362-00-4	

D. VALUATION DATA		
1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 136,020.00	5. Common Level Ratio Factor X 1.97	6. Fair Market Value = 267,959.40

E. EXEMPTION DATA	
1a. Amount of Exemption Claimed 1.00	1b. Percentage of Interest Conveyed 100%

### 2. Check Appropriate Box Below for Exemption Claimed

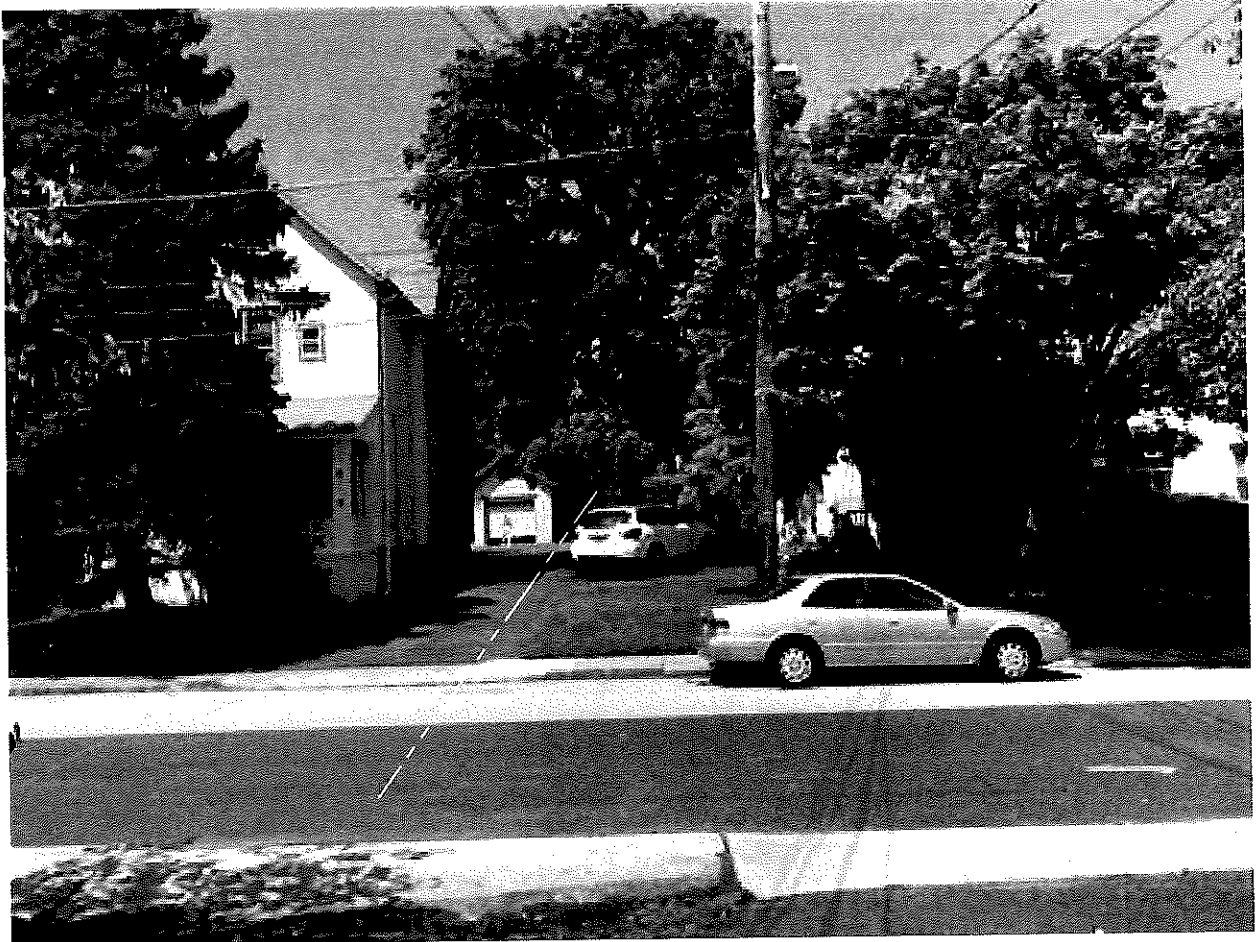
- Will or intestate succession Richard R. Kaller 2306-1309  
(Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>B. Bradley Rainer</i>	Date 1/22/08
---	-----------------

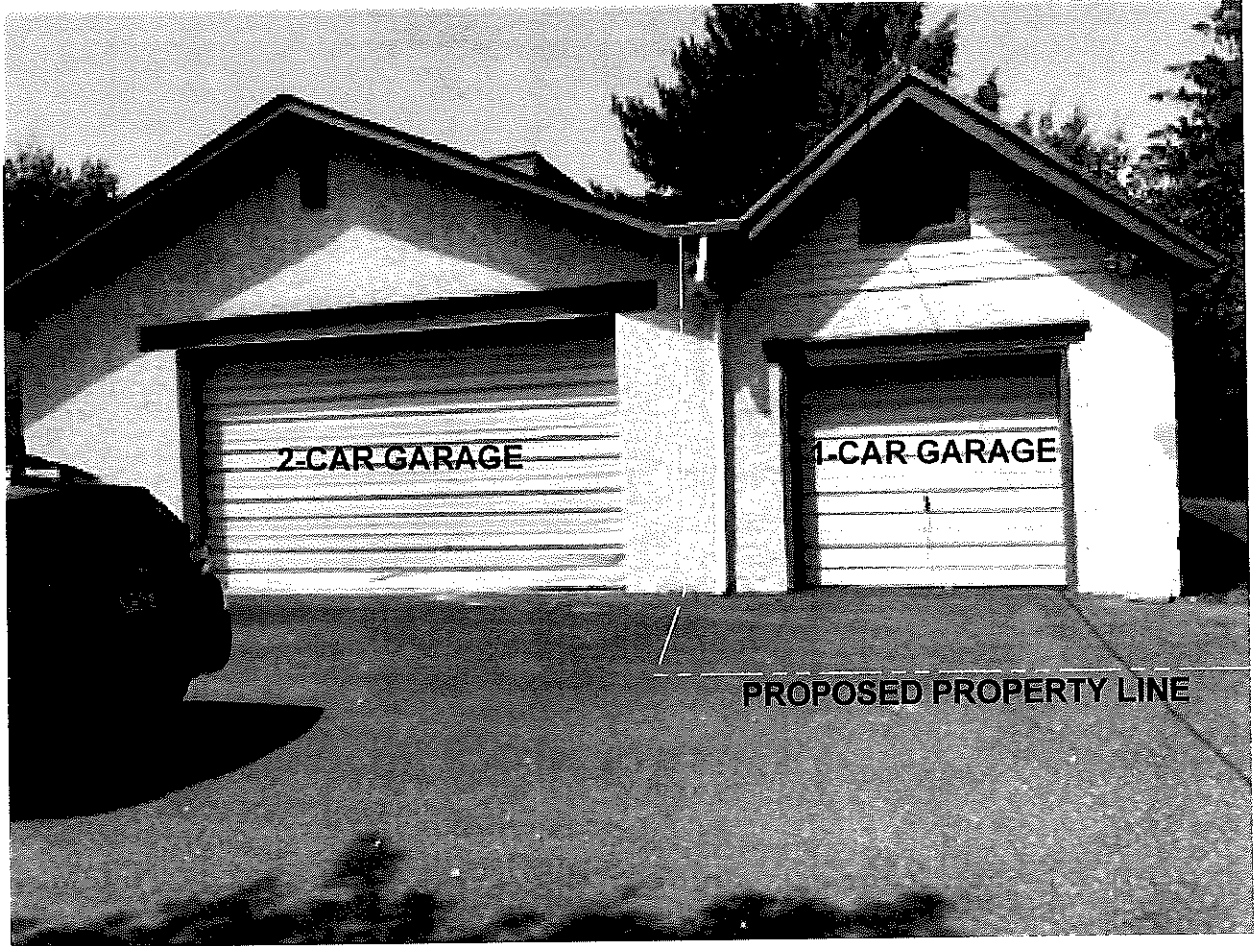
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

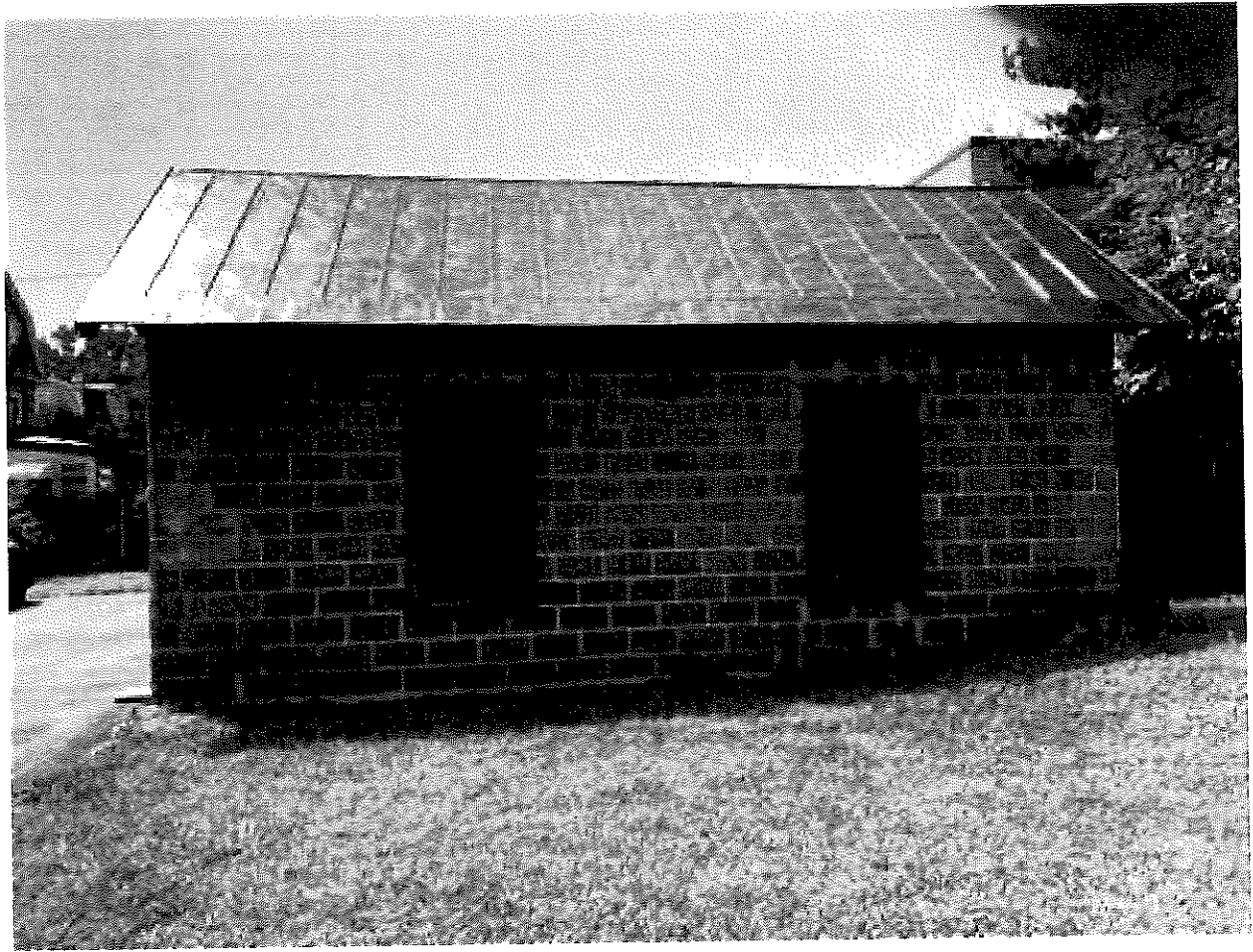




811 PLEASANT AVENUE

813 PLEASANT AVENUE





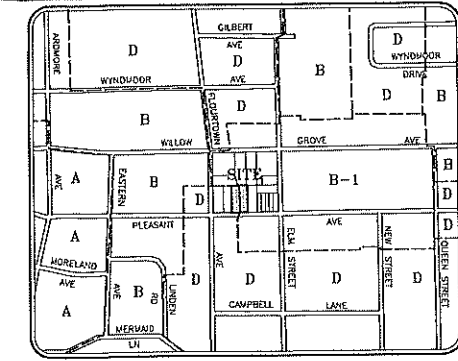
**NORTHEAST SIDE ONE-CAR GARAGE**



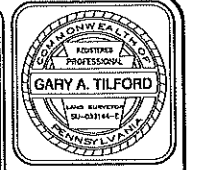
**REAR CORNER OF ONE-CAR AND TWO-CAR GARAGES**

### LEGEND

- EXISTING
- - - JES CONTOUR LINE
  - + FL-365.95 FLOOR ELEVATION
  - + 364.2 SPOT ELEVATION
  - F74 FIRE HYDRANT
  - UP222 UTILITY POLE
  - CV GAS VALVE
  - WV WATER VALVE
  - CO SOWER CLEAN OUT
  - WCS WATER CURB STOP
  - SWS SIGN W/ RLET
  - SWS SIGN W/ RLET
  - DCD DECIDUOUS TREE
  - EGT EVERGREEN TREE
  - SPP SIGN POST
  - - - SANITARY LATERAL
  - - - OVERHEAD WIRE
  - - - UNDERGROUND ELECTRIC
  - - - GAS MAIN
  - - - WATER MAIN
  - - - EDGE OF WOODS
  - - - FENCE
  - - - ZONING DISTRICT LINE



LOCATION MAP  
SCALE: 1" = 800'



COUNTY PARCEL NO. 52-00-14362-00-4  
BLOCK - UNIT 52-026-010  
SITE ADDRESS 813 PLEASANT AVENUE WYNDWOOD, PA 19035  
DEED BOOK PAGE 5682-00617

RECORD OWNER  
**BEBE PISANI**  
813 PLEASANT AVENUE  
WYNDWOOD, PA 19035

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1010 MONROEVILLE PA 15106  
PHONE: 412-897-2166 FAX: 412-578-7791  
E-MAIL: cshoemaker@csinc.com

DATE	NO.	REVISION	BY

SUBDIVISION OF 811 PLEASANT AVENUE & 813 PLEASANT AVENUE  
TWP Nos. 52-00-14362-00-4 & 52-00-14365-00-1

**LOT LINE ADJUSTMENT PLAN**  
OF  
**811 & 813 PLEASANT AVENUE**  
PREPARED FOR  
**BEBE PISANI**  
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE August 23, 2021  
DWG NO. SP-748  
JOB NO. 26797  
SHEET NO. 1 OF 1

ZONING: 'D' RESIDENTIAL DISTRICT			
#811 PLEASANT AVENUE			
LOT USE:	Z.O. SEC. No.	REQUIRED	PROPOSED
LOT AREA, Min.	114-81		Single-Family Detached
BUILDING AREA, Max.	114-82A	4,500 S.F.	6,744 S.F.
MAXIMUM OVER, Max.	114-82B	35 FT.	2,284 S.F./30.68
REAR YARD, Min.	114-82C	50 FT.	1,559 S.F./28.84
LOT WIDTH, Min.	114-83	45 FT.	50.0 FT.
BUILDING SETBACKS:			
FRONT YARD, Min.	114-84A(1)	30 FT.	12.6 FT.*
SIDE YARD, Min.	114-84B(1)	4 FT./20 FT. Slop.	4 FT.
REAR YARD, Min.	114-84C	25 FT.	8.97/27.7 FT.
BUILDING HEIGHT, Max.	114-85A	35 FT.	<35 FT./2-1/2 Sty.
ACCESSORY BUILDINGS:			
REAR PORCH, BLDG.	114-131.B.4.C.(2)(6)	10 FT., Min.	49.8 FT.
DETACHED WASHRY GARAGE			6.0 FT.
SIDE YARD	114-131.B.(2)(5)	4 FT., Min.	12.0 FT./20e Sty.
REAR YARD	114-131.B.(2)(6)	4 FT., Min.	14.2 FT.
REAR YARD	114-131.C.(2)(5)	4 FT., Min.	<12.0 FT./20e Sty.
OFF-STREET PARKING:	114-121A(1)	Two Spaces	Two Spaces

ZONING: 'B-1' BUSINESS DISTRICT			
#813 PLEASANT AVENUE			
LOT USE:	Z.O. SEC. No.	REQUIRED	PROPOSED
LOT AREA, Min.	114-81A		Single-Family Detached
BUILDING AREA, Max.	114-82A	1,800 S.F.	7,500 S.F.
MAXIMUM OVER, Max.	114-82B	50 FT.	1,697 S.F./14.18
REAR YARD, Min.	114-82C	50 FT.	1,397 S.F./17.0E
BUILDING SETBACKS:			
FRONT YARD, Min.	114-84A(1)	20 FT.	12.6 FT.*
SIDE YARD, Min.	114-84B(1)	4 FT.	7.3 FT.
REAR YARD, Min.	114-84C	15 FT.	8.77 FT.
BUILDING HEIGHT, Max.	114-85A(1)	40 FT.	<40 FT., 2-1/2 Sty.
ACCESSORY BUILDINGS:			
REAR PORCH, BLDG.	114-131.B.4.C.(2)(6)	10 FT., Min.	47.2 FT.
DETACHED WASHRY GARAGE			6.0 FT.
SIDE YARD	114-131.B.(2)(5)	4 FT., Min.	12.0 FT./20e Sty.
REAR YARD	114-131.B.(2)(6)	4 FT., Min.	14.2 FT.
REAR YARD	114-131.C.(2)(5)	4 FT., Min.	<12.0 FT./20e Sty.
OFF-STREET PARKING:	114-121A(1)	Two Spaces	Two Spaces

\* INDICATES EXISTING NON-CONFORMING CONDITION  
XX FT. INDICATES ZONING RELIEF REQUIRED

### NOTES:

- Boundary information shown taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during August 2021.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 379 of 451, Map No. 42091C0379G, effective March 2, 2016.
- These properties are both served with both public water by AQUA PA and public sanitary sewer disposal by the Springfield Sanitary Sewer Department.
- Sails on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, UuqB, Urban land/Urdorthents, schist and gneiss complex, 0 to 8 percent slopes. Historical survey markers (iron pins & monuments) to remain. Concrete survey monuments shall be located along the right-of-way lines, at property corners, angle points, and beginning and end of curves. If no existing monumentation is found, or disturbed during construction activities, new monumentation shall be installed in accordance with SALDO Sec. 95-11.H. by a certified Professional Land Surveyor licensed in Pennsylvania.

### SITE DATA:

**#811 PLEASANT AVENUE**  
RECORD OWNER: BEBE PISANI  
COUNTY PARCEL No.: 52-00-14362-00-4  
BLOCK/UNIT No.: 52-026-011  
DEED BOOK/PAGE No. 5682-00079  
PARCEL AREA: 7,500 S.F. or 0.1722 Ac.  
ZONING DISTRICT: 'D' RESIDENTIAL DISTRICT

**#813 PLEASANT AVENUE**  
RECORD OWNER: BEBE PISANI  
COUNTY PARCEL No.: 52-00-14365-00-1  
BLOCK/UNIT No.: 52-026-010  
DEED BOOK/PAGE No. 5682-00617  
PARCEL AREA: 7,500 S.F. or 0.1722 Ac.  
ZONING DISTRICT: 'B-1' BUSINESS DISTRICT

This is to certify that the survey performed for the properties located at #811 & #813 Pleasant Avenue, Springfield Township, Montgomery County, Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys to the best of my knowledge and belief.

GARY A. TILFORD, PLS  
License No. SU033144 E  
Date

### CERTIFICATIONS

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ County, personally appeared BEBE PISANI, who acknowledged herself to be the owner of #811 Pleasant Avenue, County Parcel No. 52-00-14362-00-4 and #813 Pleasant Avenue, County Parcel No. 52-00-14365-00-1 and that as owner, being authorized to do so, she executed the foregoing plan by signing that she is the owner of the designated land, that all necessary approvals of the plan have been obtained and the accompanying plan to be an official plan of streets and roads and/or subdivision situated in the Township of Springfield, Montgomery County, Pennsylvania, and desired that said plan be recorded according to law.

Witness my hand and Notarial Seal the day and year aforesaid.

Notary Public  
My Commission expires \_\_\_\_\_

### CERTIFICATION OF TRUE OWNERSHIP

I, BEBE PISANI, do hereby certify that the title of the property located at #811 Pleasant Avenue is in my name, as recorded in the office for recording of deeds in Deed Book 5682 Page 00079, Co. Parcel No. 52-00-14362-00-4 (Block 026, Unit 011).

OWNER: Bebe Pisani

### CERTIFICATION OF TRUE OWNERSHIP

I, BEBE PISANI, do hereby certify that the title of the property located at #813 Pleasant Avenue is in my name, as recorded in the office for recording of deeds in Deed Book 5682 Page 00617, Co. Parcel No. 52-00-14365-00-1 (Block 026, Unit 010).

OWNER: Bebe Pisani

### TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Springfield this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

President  
Secretary  
Engineer

### RECORDER OF DEEDS

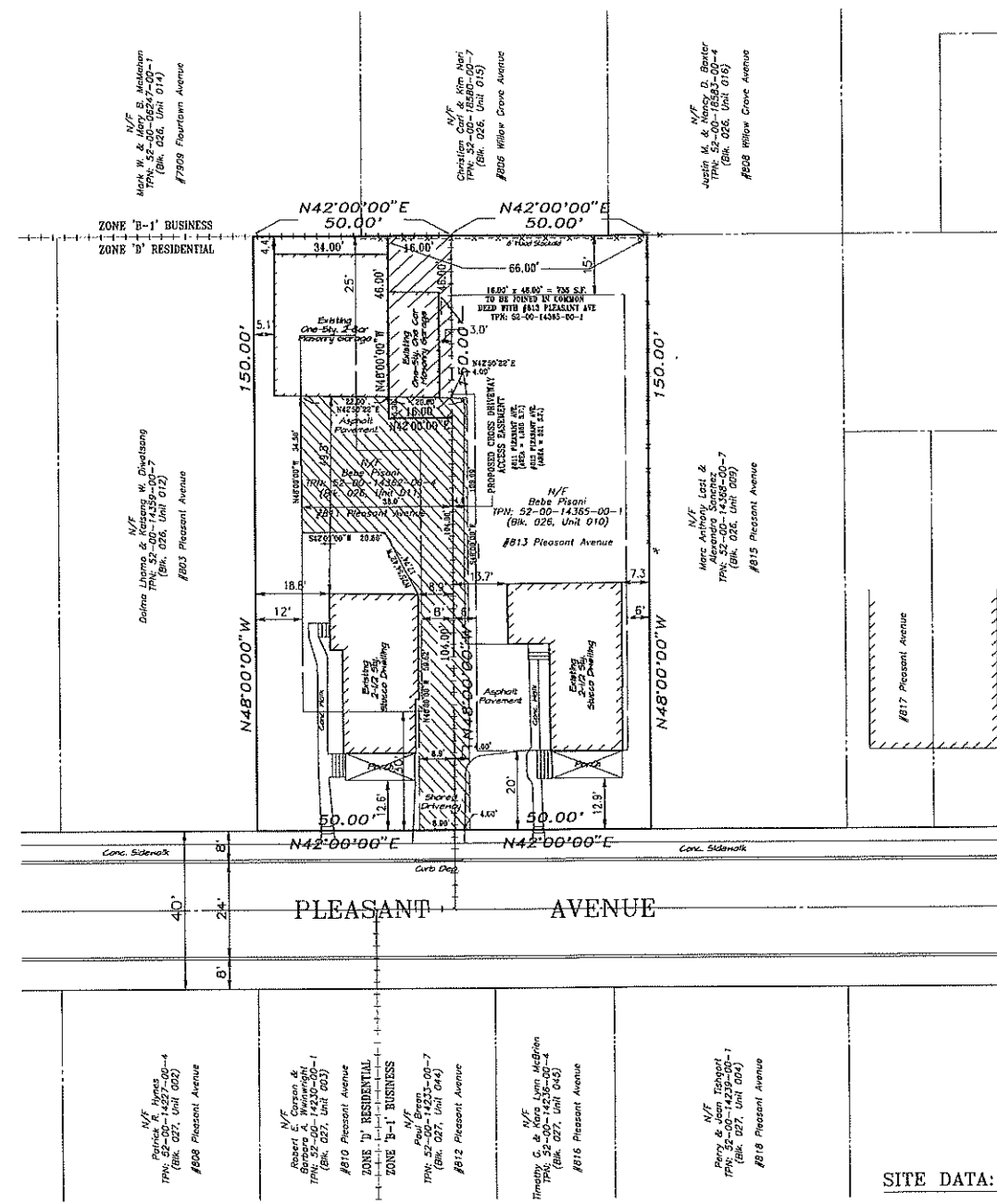
Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA, in Plan Book \_\_\_\_\_ Page No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MCPC No. 21-0XXX-0XX

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

For the Director  
Montgomery County Planning Commission



**#808 Pleasant Avenue**  
N/F  
Mick W. & Patricia M. Mahan  
TPN: 52-00-14362-00-1  
(Blk. 026, Unit 014)  
#808 Pleasant Avenue

**#810 Pleasant Avenue**  
N/F  
Barbara A. Wierzbicki  
TPN: 52-00-14362-00-1  
(Blk. 027, Unit 003)  
#810 Pleasant Avenue

**ZONE 'D' RESIDENTIAL**  
**ZONE 'B-1' BUSINESS**  
N/F  
TPN: 52-00-14365-00-1  
(Blk. 027, Unit 014)  
#812 Pleasant Avenue

**#816 Pleasant Avenue**  
N/F  
Timothy G. & Nora Lynn McBrinn  
TPN: 52-00-14362-00-4  
(Blk. 027, Unit 045)  
#816 Pleasant Avenue

**#818 Pleasant Avenue**  
N/F  
Patty & John Johnson  
TPN: 52-00-14362-00-4  
(Blk. 027, Unit 004)  
#818 Pleasant Avenue