



# 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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*Vice President*

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Ms. Valentina Shavaiko  
9201 Ridge Pike  
Lafayette Hill, PA 19444

November 23, 2021

**Re: Zoning Hearing Board Application #21-16; for the property located at 9201 Ridge Pike, Lafayette Hill, PA 19444, also known as Parcel #5200-1565-2001.**

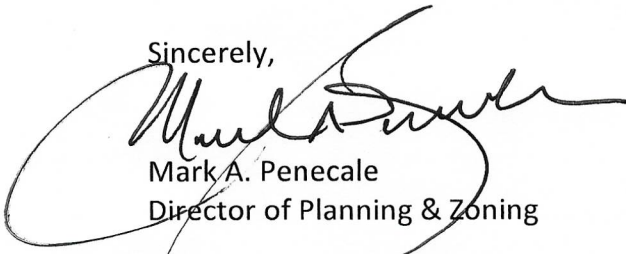
Dear Ms. Shavaiko,

This letter is sent to inform you that on Monday, November 22, 2021, after deliberation, but prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a use variance and dimensional variance from Section 114-121 and 114-131.B of the Springfield Township Zoning Ordinance. This will allow for the construction of a residential accessory structure with a footprint of 575 square feet, for use as an art studio, with a bedroom and a kitchenette. The kitchenette is prohibited from having an over with cooktop or range, but a microwave is allowed. The height of the accessory building is limited to 17 feet as a median measurement as defined by the Building Code but as shown in exhibit A-3. This application was approved with the following conditions:

1. A deed restriction must be prepared to the satisfaction of the Zoning Hearing Board Solicitor and recorded with Montgomery County Recorder of Deed's Office. The deed restriction must state that the accessory building may not be rented out or sold as an additional dwelling unit.
2. The on-site septic system must be inspected and approved by Montgomery County Health Department for the increased flows generated by the accessory building.
3. The accessory building must be constructed in accordance with the testimony and the exhibits entered into the record for this application.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end. It is positioned above the printed name and title.

Mark A. Penecale  
Director of Planning & Zoning

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



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*Engineer*

Mr. Daniel Flaville  
Forman Sign Company  
10447 Drummond Street  
Philadelphia, PA 19154

November 23, 2021

**Re: Zoning Hearing Board Application #21-22; for the property located at 1331 Ivy Hill Road, Philadelphia, PA 19150, also known as Parcel #5200-0948-4004.**

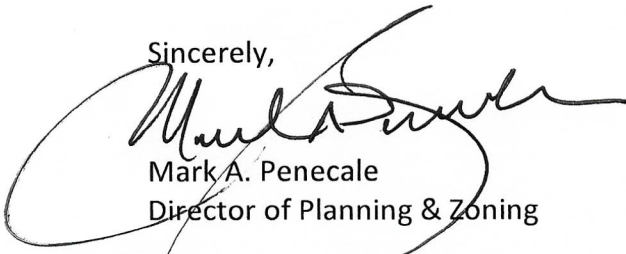
Dear Mr. Flaville,

This letter is sent to inform you that on Monday, November 22, 2021, after deliberations and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for dimensional variances from Section 114-144.C.2, Section 114-144.C.3 and the Springfield Township Sign Chart, known as Section 114-145 of the Springfield Township Zoning Ordinance. This will allow for the installation of two facial signs to be installed on the building. The Ivy Hill Road façade of the building is permitted a facial sign of 81.25 square feet, mounted at a height not to exceed 36.5 feet to the top of the sign. The façade of the building fronting the parking lot will have a facial sign of 19.91 square feet, mounted at a height not to exceed 36.5 feet to the top of the sign. This application was approved with the following conditions:

1. The signage must be turned off by 11:00 p.m. each night or when the facility closes, whichever is earlier.
2. The sign must be made of non-reflective material that causes no glare to the residential properties across Ivy Hill Road.
3. The signs must be installed in accordance with the testimony and exhibits entered into the record.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

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Mark A. Penecale  
Director of Planning & Zoning

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Timothy P. Woodrow, PE  
*Engineer*

Mr. Michael J. Horn  
Oreland Congregation of Jehovah's Witnesses  
432 Oreland Mill Road  
Oreland, PA 19075

November 23, 2021

**Re: Zoning Hearing Board Application #21-24; for the property located at 432 Oreland Mill Road, Oreland, PA 19075, also known as Parcel #5200-1268-2001.**

Dear Mr. Horn,

This letter is sent to inform you that on Monday, November 22, 2021, prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a dimensional variance from Section 114-74.1 of the Springfield Township Zoning Ordinance. This will allow for the construction of an ADA accessible ramp to the front of the existing building to encroach 2.5 feet into the required 30 foot front yard setback. This application was approved as per the plans and testimony entered into the record.

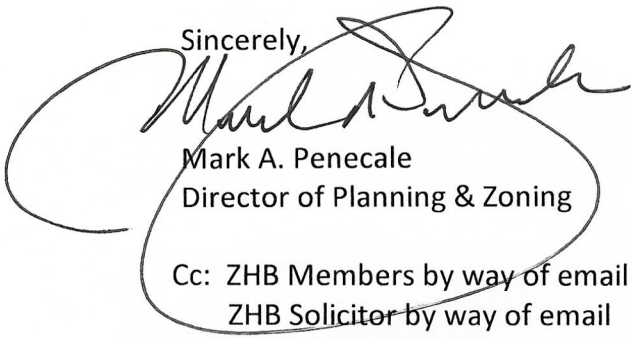
The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale  
Director of Planning & Zoning

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

Sincerely,

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Mark A. Penecale  
Director of Planning & Zoning

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*Engineer*

Ms. Christine Morrison  
406 Poplar Road  
Flourtown, PA 19031

November 23, 2021

**Re: Zoning Hearing Board Application #21-25; for the property located at 406 Poplar Road, Flourtown, PA 19031, also known as Parcel #5200-1475-5007.**

Dear Ms. Morrison,

This letter is sent to inform you that on Monday, November 22, 2021, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a use variance from Section 114-139.2 of the Springfield Township Zoning Ordinance by a majority vote. This will allow for the operation of your daycare for dogs, known as Black Dog Pet Sitting, to remain in operation at the property as a home based business. The use variance was granted from several of the usual limiting conditions of a No Impact Home Based Business under Section 114-139.2 of the Zoning Ordinance. This request was granted based on the issuances of a Springfield Township Business Tax License and a kennel license issued by Montgomery County and in accordance with the testimony and exhibits entered into the record including the specific facts concerning how you have operated the business.

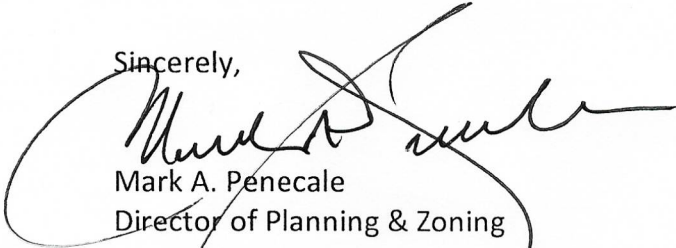
This application was approved with the following conditions:

1. The variance is limited to this property owner only.
2. A landscape buffer shall be planted along the Mulberry Road property line, with the approval of the Zoning Officer and must be planted within one year of the date of this letter.
3. The property owner must be present during all business hours.
4. The business is limited to one non-family member part-time employee.
5. The operator must have your educational and technical background in animal care and veterinary services.
6. The hours of operation are limited to 6:00 a.m. to 6:00 p.m.
7. The maximum number of dogs on the property is limited to no more than twelve.

8. The dogs may be outdoors for play only between the hours of 9:00 a.m. and 11:30 a.m. and between 1:00 p.m. and 3:30 p.m. and the group playtimes must be staggered so that no more than 6 dogs are outside for play at any one time.
9. This variance is good for a period of time not to exceed five years from the date of this letter and may be extended upon request by the applicant and the approval of the Zoning Hearing Board.

The application was approved by a 2-1 vote, with one dissent. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale  
Director of Planning & Zoning

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