



**Springfield Township  
Zoning Hearing Board  
December 20, 2021  
7:00 P.M.**

**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 #21-26:** This is the application of **Jose Antonio Luna Cortes**, owner of the property located at 1508 Mermaid Land, Wyndmoor, PA 19038 also known as Parcel #5200-1162-0001. Mr. Cortes has requested a use variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to maintain the single family dwelling use on the property and also conduct firewood splitting and a firewood sales operation. The zoning ordinances prohibits multiple uses on the property. In addition, Section 114-21.C.2 prohibits any use that may be deemed offensive by reason of odor, dust, fumes, smoke, noise or vibration. The property is zoned within the Limited Industrial District of Ward #5 of Springfield Township.

**Case #21-27:** This is the application of **Joan & Anne-Marie Ford**, owners of the property located at 831 Bethlehem Pike, Erdenheim, PA 19038, also known as Parcel #5200-0155-2007. The applicants have requested a dimensional variance from Section 114-94.B of the Springfield Township Zoning Ordinance. The applicants seek approval to construct a carport to the side of the existing building that will reduce the side yard setback to 6 inches. The property is split zoned within both the B-1 Business District to the front of the site and the AA-Residential District to the rear. The property is located within Ward #5 of Springfield Township.

**Case #21-28:** This is the application of **LaSalle College High School**, owners of the property located at 8605 Cheltenham Avenue, Wyndmoor, PA 19038, also known as Parcels #5200-0328-9007, #5200-0327-4004 and #5200-1340-2001. The applicant has requested a dimensional variance from Section 114-134.A.14 of the Springfield Township Zoning Ordinance. The applicants seek approval to construct a 7,000 square foot addition to the campus, without installing the required on-site parking for the proposed addition. The proposed addition would require an additional 35 on-site parking stalls to be added to the site. The property is zoned within the Institutional District of Ward #7 of Springfield Township.

**Case #21-29:** This is the application of **Roger C. Mauger**, owner of the property located at 603 Burton Road, Oreland, PA 19075, also known as Parcel #5200-0273-4004. The applicant has requested a dimensional variance from Section 114-131.B of the Springfield Township Zoning Ordinance. The applicants seek approval to install a 200 square foot accessory building within the side yard that is proposed to be five feet (5') from the side property line and in-line with the front façade of the existing single family dwelling. The property is zoned within the B-Residential District of Ward #6 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, January 22, 2022 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038