



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Julie L. Von Spreckelsen, Esq.
Eastburn & Gray, P.C.
470 Norristown Road
Blue Bell, PA 19422

July 26, 2022

**Re: Zoning Hearing Board Application #22-03 for the vacant property located.
Known as Parcel #5200-0302-5019.**

Dear Ms. Von Spreckelsen,

This letter is sent to inform you that on Monday, July 25, 2022 the Springfield Township Zoning Hearing Board upheld the Determination of the Zoning Officer and approved the dimensional variances you requested from Section 114-54.A.1 and Section 114-12.B.3 of the Zoning Ordinance of Springfield Township. Parcel c#5200-0302-5019 can be improved with the construction of a single family dwelling as per the plan submitted and Marked as Exhibit A-3. The front yard setback is permitted to be reduced to thirty (30) feet and earth disturbance on the site is permitted to exceed Forty (40) percent.

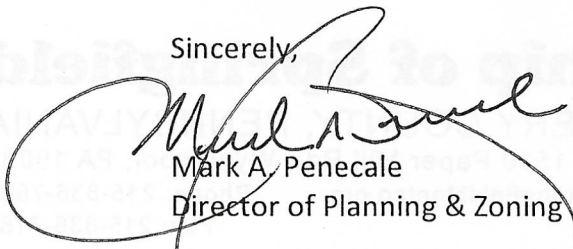
This application was approved with the following conditions:

1. On-site stormwater management must be designed and installed to the satisfaction of the Township Engineer. This will be done to mitigate grading and the effects on steep slopes.
2. A soil erosion and sedimentation control plan must be designed, and maintained to the satisfaction of the Township Engineer.
3. The development of this parcel must be done in accordance with the testimony provided and the exhibits entered into the record for this application.

The approval of this application was unanimous and the decision was based on the testimony provided and exhibits entered into the record.

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
William D. Rathbone, Esq., Fox Rothchild, LLP
All those that filed Appearance Statements



COPIES
TO: [illegible]
FROM: [illegible]
DATE: [illegible]
SUBJECT: [illegible]

Dear Mr. Von Spreckelsen,
The letter is sent to inform you that on Monday, July 25, 2022, the Springfield Township Zoning Hearing Board held the Determination of the Zoning Officer and approved the dimensional variances you requested from Section 214-24.A.1 and Section 114-12.B.3 of the Zoning Ordinance of Springfield Township. Parcel #2500-0302-001R can be improved with the construction of a single family dwelling as per the plan submitted and labeled as Exhibit A. The front yard setback is permitted to be reduced to thirty (30) feet and earth disturbance on the site is permitted to exceed forty (40) percent.
This application was approved with the following conditions:
1. On-site stormwater management must be designed and installed to the satisfaction of the Township Engineer. This will be done to mitigate erosion and the effect on steep slopes.
2. A siltation and sedimentation control plan must be designed, and maintained to the satisfaction of the Township Engineer.
3. The development of this parcel must be done in accordance with the testimony provided and the exhibits entered into the record for this application.
The approval of this application was unanimous and the decision was based on the testimony provided and exhibits entered into the record.
If there are any questions that you may have, please feel free to contact me at 215-855-1000, ext. 1114.



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Engineer

Ms. Deepta Hiremath
8100 Douglas Road
Wyndmoor, PA 19038

July 26, 2022

Re: Zoning Hearing Board Application #22-14 for the property located at 8100 Douglas Road, Wyndmoor, PA 19038. Known as Parcel #5200-0497-2007.

Dear Ms. Hiremath,

This letter is sent to inform you that on Monday, July 25, 2022 the Springfield Township Zoning Hearing Board denied the dimensional variance you requested from Section 114-54.A.2 of the Zoning Ordinance of Springfield Township. The proposed addition to your home located at 8100 Douglas Road, Wyndmoor, PA, 19038 is not permitted to encroach into the required forty (40) foot front yard setback area.

The denial of this application was unanimous and the decision was based on the testimony provided and exhibits entered into the record for this application.

Just to clarify the discussion of zoning uses permitted in your single family home, here is the definition of "Family" from the Zoning Ordinance:

FAMILY

[Amended 4-9-1980 by Ord. No. 694; 11-10-2010 by Ord. No. 905]

A.

Any number of individuals living together on a nontransient basis as a single housekeeping unit and doing its cooking on the premises, when said individuals are related by blood, marriage or adoption, including foster children.

B.

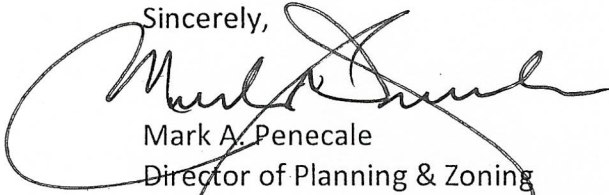
No more than five unrelated individuals living together on a nontransient basis as a single housekeeping unit and doing their cooking on the premises. The definition of "family" shall not apply to the occupants of a club, fraternal institution, lodge, rooming house or group home.

C.

No more than five unrelated individuals deemed to be mentally or physically handicapped persons occupying a dwelling unit as a single, nonprofit housekeeping unit if such occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1988.

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 end.

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Springfield Township Manager
Deborah Rogers, 8004 Douglas Road, Wyndmoor, PA 19038
Brian Roman, 8102 Douglas Road, Wyndmoor, PA 19038
Bernadette DiAndrea, 1202 Churchill Road, Wyndmoor, PA 19038
Gilberte Burrow, 8105 Hull Drive, Wyndmoor, PA 19038
Florence Atkinson, 8102 Hill Drive, Wyndmoor, PA 19038
Laura Regenhard, 8002 Douglas Road, Wyndmoor, PA 19038
James Hartner, 8105 Douglas Road, Wyndmoor, PA 19038
Cyane Gresham, 8400 Hull Drive, Wyndmoor, PA 19038
File Copy (2)



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Engineer

Ms. Jessica Lynch & Mr. Paul Severin
1203 St. Clair Road
Oreland, PA 19075

July 26, 2022

Re: Zoning Hearing Board Application #22-15 for the property located at 1203 St. Clair Road, Oreland, PA 19075. Known as Parcel #5200-1633-0007.

Dear Ms. Lynch & Mr. Severin,

This letter is sent to inform you that on Monday, July 25, 2022 the Springfield Township Zoning Hearing Board approved the dimensional variance you requested from Section 114-64.B.1 of the Zoning Ordinance of Springfield Township. This will allow for the construction of an addition to the side of your home that will reduce the required ten (10) foot side yard setback to (7.75) seven feet, three/quarter inches and the aggregate side yard setback reduced from twenty five (25) feet to (21', 10.25") twenty one feet, ten and one/quarter inches.

The approval of this application was unanimous and decision based on the testimony provided and exhibits entered into the record for this application.

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



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Engineer

Mr. & Mrs. Joshua Rothstein
7700 Orchard Way
Wyndmoor, PA 19038

July 26, 2022

Re: Zoning Hearing Board Application #22-17 for the property located at 7700 Orchard Way, Wyndmoor, PA 19038. Known as Parcel #5200-1257-1004.

Dear Mr. & Mrs. Rothstein

This letter is sent to inform you that on Monday, July 25, 2022 the Springfield Township Zoning Hearing Board approved the dimensional variance you requested from Section 114-135.A of the Zoning Ordinance of Springfield Township. This will allow for six (6) foot high fencing to be installed three (3) feet from your front yard property line adjoining Mermaid Lane.

The approval of this application was unanimous and the fencing is required to be installed as per the testimony and exhibits entered into the record.

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