



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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Engineer

Mr. & Mrs. Matthew Powell
1203 Bergan Road
Oreland, PA 19075

April 25, 2023

Re: Zoning Hearing Board Application #23-10 for the property located at 1203 Bergan Road, Oreland, PA 19075, known as Parcel #5200-0141-4001.

Dear Mr. & Mrs. Powell,

This letter is sent to inform you that on Monday, April 24, 2023, the Springfield Township Zoning Hearing Board approved the variance you requested from Section 114-52.B of the Springfield Township Zoning Ordinance. The approval of your application allows for the construction of a 530 square foot deck as per the plan submitted and marked as exhibit A.3. In addition, the granting of the requested variance allows the permitted building coverage on this parcel to be increased to 20.3% of the total lot area. The approval of this application is subject to the following condition.

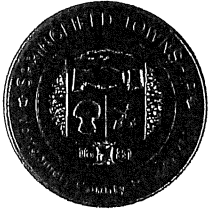
1. The deck must be constructed in accordance with the testimony and exhibits presented and entered into the record.

The Zoning Hearing Board found that the .3% increase in building coverage was the minimum required to comply with the ADA accessibility and that the proposed deck reduces the existing impervious coverage on the property. The approval of this application was based on the testimony and 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,

Mark A. Penecale
Director of Planning & Zoning



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Mr. Daniel Murray
John F. Murray Funeral Home
1220 Bethlehem Pike
Flourtown, PA 19031

April 25, 2023

Re: Zoning Hearing Board Application #23-08 for the property located at 1220 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0179-8004.

Dear Mr. Murray,

This letter is sent to inform you that on Monday, April 24, 2023, the Springfield Township Zoning Hearing Board approved the variances you requested from Section 114-94. A of the Springfield Township Zoning Ordinance. The approval of this variance will allow for the front yard setback from Bethlehem Pike to be reduced from 20 feet in depth to 17.14 feet and the front yard setback from Jones Avenue from the existing 10.31 feet in depth to 5.15 feet. The Zoning Hearing Board recognized the existing non-conforming features on this site. A variance was also from Section 114-95 of the Springfield Township Zoning Ordinance to eliminate the required landscape buffer between the two parcels that now make up this site. In addition, the approval of your application grants relief for the required street trees along both the frontage of Bethlehem Pike and Jones Avenue. In reviewing this request, the Zoning Hearing Board took into consideration the limited depth of the front yards and the existing retaining walls along both frontages, making the planting of street trees difficult. Furthermore, a variance has been granted from Section 114-134. A.8 of the Springfield Township Zoning Ordinance to reduce the required on-site parking from 67 parking stalls to the proposed 13 parking spaces. The Zoning Hearing Board considered that the current on-site parking would be expanded, and the six-foot-high solid fencing and landscaping proposed to be installed along the rear and side property lines would address the concerns of the adjoining neighbors. The application was approved with the following condition.

1. The applicant is required to maintain the shared parking agreement for overflow parking with Saint Genevieve Parish & School located at 1225 Bethlehem Pike, Flourtown, PA 19031.
2. The applicant is required to install the appropriate signage to make the driveway on Jones Avenue one-way into the property.



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Engineer

Mr. Matthew Fumento
500 E. Gravers Lane
Wyndmoor, PA 19038

April 25, 2023

Re: Zoning Hearing Board Application #23-07 for the property located at 500 E. Gravers Lane, Wyndmoor, PA 19038, known as Parcel #5200-1657-0009.

Dear Mr. Fumento,

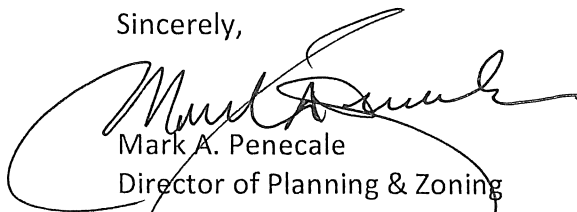
This letter is sent to inform you that on Monday, April 24, 2023, the Springfield Township Zoning Hearing Board approved the variance you requested from Section 114-135.A of the Springfield Township Zoning Ordinance. The approval of your application allows for the installation of six-foot fencing rounding the curve and an additional 16 feet along the E. Gravers Lane property line as per the testimony provided at the hearing and the exhibits entered into the record for this application. The application was approved with the following condition.

1. The proposed fencing must match the existing fencing installed along the Stenton Avenue frontage.

The approval of this application was based on the testimony and 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,



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