

November 28, 2023

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SENT VIA EMAIL:
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AND U.S. FIRST CLASS MAIL

Craig Robert Lewis, Esquire
Kaplan Stewart
910 Harvest Drive
Blue Bell, PA 19422

1851 Bethlehem Pike Associates, LP
c/o Andrew Winn
600 N. 2nd Street, #401
Harrisburg, PA 17101

Re: Springfield Township Zoning Hearing Board Application of 1851
Bethlehem Pike Associates, LP for the property located at 1851
Bethlehem Pike in Flourtown for relief from the Floodplain Ordinance
Our File No. 18311-001

Dear Rob and Applicant:

I am writing to give you the decision of the Springfield Township Zoning Hearing Board on your Application for relief from the Springfield Township Floodplain Ordinance in order to make changes and improvements to an existing building located at 1851 Bethlehem Pike in Flourtown, a portion of which is located in the 100-year floodplain.

After a hearing, the Zoning Hearing Board voted unanimously to grant your request for a variance from Section 114-12A13 in order to allow the removal of an existing drive-thru canopy and replace it with a masonry trash enclosure and minor curb adjustments in the 100-year floodplain, resulting in a net decrease in impervious surface coverage, and no increase in the base flood elevation. This decision was specifically conditioned on strictly making the improvements in accordance with the testimony and exhibits entered into evidence at the Zoning Hearing Board hearing.

¹ Member DC Bar
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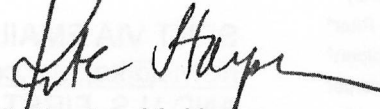
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Timoney Law

Please call me if you have any questions.

Very truly yours,


Catherine M. Harper

CMH/rf

cc: A. Michael Taylor, Township Manager
Mark Penecale, Zoning Officer
Springfield Township Zoning Hearing Board