



**Springfield Township  
Zoning Hearing Board  
March 25, 2024  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Jennifer Guckin, Chairperson, Zoning Hearing Board Member  
Megan McDonough; Esq., Vice Chair, Zoning Hearing Board  
Ed Fox; Esq., 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 #23-25:** This is the application of **Andre Stephano & Beth Lesko**, owners of the property located at 401 East Mill Road, Flourtown, PA 19031, known as Parcel #5200-1166-2004. The applicants have requested a variance from Section 114-53 of the Springfield Township Zoning Ordinance. The applicants plan to subdivide the property with the proposed lot having frontage on Cedar Lane and E Mill Road. The variance has been requested to allow the proposed lot to have 25 feet of lot frontage instead of the required 75 feet. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

**Case #23-27:** This is the application of **Holy Martyrs Roman Catholic Church**, owners of the property located at 207 Ulmer Avenue, Orelan, PA 19075, known as Parcel #5200-1756-3007. The applicants seek a variance from Section 114-61, {Uses of the Property} and Section 114-144, {Signage} of the Springfield Township Zoning Ordinance. The applicant seeks approval to use the vacant convent as daycare/preschool space. In addition, the applicants seek approval to install a ground mounted sign not to exceed 25 square feet on the property. The plan calls for parking, student drop-off and pick-up to take place of the rectory property and play area to be constructed on the vacant lot fronting on Clement Road. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

**Case #24-02:** This is the application of **Daniel Remishevsky**, owner of the property located at 613 Station Avenue, Glenside, PA 19038, known as Parcel #5200-1653-1004. The applicant has filed an appeal to the actions of the Zoning Officer related to the building permit application denial letter dated February 20, 2024. The letter denied a building permit application for the construction of 2,619 square feet attached garage and an additional 1,030 square feet of driveway for use as a storage facility for a fire truck and other equipment used in relation to the property owner's business. In the alternative, a variance has been requested from Section 114-139.2 of the Zoning Ordinance. The variance would allow the owner to construct the garage and to operate the business from more than 25% of the habitable floor area. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

**Case #24-03:** This is the application of **The School District of Springfield Township**, owners of the property located at 1901 E. Paper Mill Road, Orelan, PA 19075, known as Parcel #5200-1319-5001. The applicants have requested a variance from Section 114-8D4.A of the Springfield Township Zoning Ordinance. The approval of the variance would allow the School District to construct the proposed 22,000 square foot addition to the existing Middle School Building that would be 35.93 feet from the property line adjoining RT 309 right-of-way, instead of the required 75 feet. The proposed addition will house auditorium space, kitchen area improvement and counseling area/offices. The property is zoned within the Institutional District of Ward #4 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, April 22, 2024, 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