

**Springfield Township
Zoning Hearing Board
July 22, 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 #24-05: This is **The Institutes for the Achievement of Human Potential**, owners of the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038. The property is also known as Parcel #5200-1658-8505. The applicant has appealed the actions of the Zoning Officer related to the violation letter dated February 1, 2024. In the alternative, the applicant has requested a variance from Section 114-8. A.1 for the use of the property and Section 114-134.A for the required on-site parking. The applicant seeks approval to use portions of the property for catered, rental events, as well as the headquarters and a private school for neurologically impaired youth, under the name of The Institutes for the Achievement of Human Potential. The property is zoned within the Institutional District of Ward #2 of Springfield Township. **On July 11, 2024, Springfield Township received notice that this application has been withdrawn by the property owner/applicant.**

Case #24-06: This is the application of **Rose Lane Holding, LLC**, owners of the property located at 1300 Rose Lane, Flourtown, PA 19031. The property is also known as Parcel #5200-1577-5004. The applicant has requested a variance to allow the 24 square foot, non-illuminated monument sign to remain as currently installed along the Rose Lane frontage of the property. The applicant

has requested a variance from Section 114-144. A.3 {Permitted Signage} and Section 114-145 {the Sign Chart} of the Springfield Township Zoning Ordinance. This sign replaced an approximately 6 square foot freestanding sign at the site. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

Case #24-08: This is the application of **Mr. Keith Matus**, owner of the property located at 217 Preston Road, Flourtown, PA 19031, also known as Parcel #5200-1497-4004. The applicant has requested a variance from Section 114-54. b.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct an addition to the side of the home that proposes to reduce the side yard from the required 20 feet in width to 18 feet. The property is zoned within the A-Residential District of Ward #1 of Springfield Township.

Case #24-09: This is the application of **Holy Martyrs Church**; owners of the property have requested an interpretation and confirmation that a Special Exception for an expansion of a non-conforming use is required for the placement of a temporary modular classroom to be installed on a vacant lot known as Parcel #5200-0408-4004 and fronting on Clement Road. The proposed modular classroom will be used by Caring Branches Early Care Pre-School. The proposed modular classroom will setback 85 feet from Clement Road and take access from the existing Rectory parking lot. The property is one of nine adjoining parcels owned by Holy Martyrs Church. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, August 26, 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