



**Springfield Township
Zoning Hearing Board
April 28, 2025
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board Member
Ed Fox; Esq., Vice Chair, Zoning Hearing Board
James Brown; Zoning Hearing Board Member
Michael G. Davey; Alternate Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

Continued Business:

Case #25-01: This is the application of **Mr. Yogesh Patel**, owner and applicant for the property located at 1339 Bruce Road, Oreland, PA 19075, also known as Parcel 52-00-02551-00-7. The applicant seeks variances from Section 114-91 of the Springfield Township Zoning Ordinance and Chapter 4 of the Springfield Township Code Book, as amended by Ordinance #978, Operation of Amusement Device Machines. Variances are required to operate the gaming machines within the B-1 Business District, and the minimum 500-foot separation distance from a school, day-care, place of worship, playground, or public open space and that each machine have a minimum of 30 square feet of floor space. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

Case #25-04: This is the application of **Ms. Sharon Melair**, owner of the property located at 502 Coursey Road, Oreland, PA 19075, also known as Parcel 5200-0445-0007. The applicant has requested a variance from Section 114-64. B.1 of the Springfield Township Zoning Ordinance. The property owner seeks approval to construct an addition to the side of her home that will reduce the aggregate side yard setbacks to 20 feet, instead of the required 25 feet. Both side

yards are proposed to be 10 feet in width. The property is zoned within the B Residential District of Ward #6 of Springfield Township.

Case #25-05: This is the application of **Jacqueline Panigel & Michael Fenton**, owners of the property located at 8301 Henry Way, Glenside, PA 19038, also known as Parcel 5200-1851-5108. The applicants have requested a variance from Section 114-42. B of the Springfield Township Zoning Ordinance. The property owners seek approval to construct a deck to the rear of the home that will increase the building coverage to 15.9% of the total lot area, instead of 15% permitted. The property is zoned within the AA Residential District of Ward #7 of Springfield Township.

Case #25-06: This is the application of **Saint Genevieve Church & School**, owners of the property located at 1237 Bethlehem Pike, Flourtown, PA 19031, also known as Parcel 5200-0159-1004. Saint Genevieve Church & School has requested an extension of relief that was granted on May 22, 2023, to allow for the placement of a module classroom without increasing the required on-site parking. The variance was granted from Section 114-134. A, Subsection (8) & (14). As per the exhibits entered into the record for this application, the classroom was to be removed by July 1, 2025. The property is zoned within the B & C Residential District as well as the B-1 Business District of Ward #1 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Wednesday, April 30, 2025, 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