



**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



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

COMMISSIONERS

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President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

Celsol L. Leite, Jr.; Esq.

Hamburg Rubin Mullin Maxwell & Lupin, PC

1684 S. Broad Street, Suite 230

Lansdale, PA 19446

March 25, 2025

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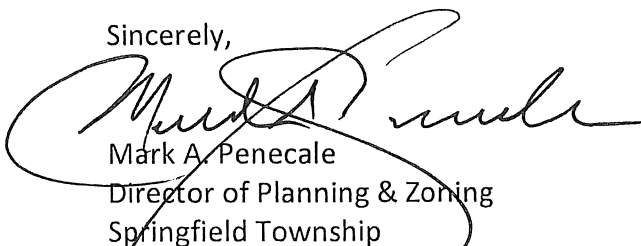
Re: Zoning Hearing Board Application #25-01, for the property located at 1339 Bruce Road, Oreland, PA 19075. Known as Parcel #5200-0255-1007.

Dear Mr. Leite,

This letter is sent to inform you that the Springfield Township Zoning Hearing Board reopened the hearing on the application listed as Case #25-01 for the property located at 1339 Bruce Road, Oreland, PA 19075. The Zoning Hearing Board has approved the continuance you requested by a unanimous vote, and the application will be placed on the Springfield Township Zoning Hearing Board's April 28, 2025, agenda. This meeting has a 7:00 P.M. start time and will be held in the Board Room of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

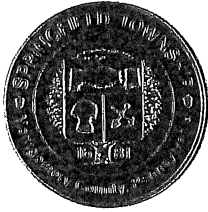
If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecale
Director of Planning & Zoning
Springfield Township

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Michael Taylor, Springfield Township Manager
James J. Garrity, Esq. Township Solicitor
File Copy (2)



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Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, February 24, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

Springfield Township
Montgomery County
Received

JAN 28 ENT'D

Community Development
Department

DATE: 1/23/

NO. 25-01

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Yogesh Patel

(Name of Applicant)

Of (Address) 1339 Bruce Road, Oreland, PA 19075

(Telephone No.) 267-230-5189

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 91,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify) Chapter 4 as amended by Ordinance #978. Operation of
Amusement Device Machines within the B-1 Business District.

The property concerned is located at 1339 Bruce Road, Oreland, PA 19075

Petitioner's Interest in the property is Is the owner of the Oreland Market

Present use of property Retail Shop

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

The applicant is the lease holder of 1339 Bruce Road, Oreland, PA and the owner of

the Oreland Market. The Oreland Market is located within the B-1 Business District.

Oreland Market has eight machines located to the rear of the store that have replaced

the deli counter. I seek a variance to allow the machines to remain as currently

installed. It is my understanding that Ordinance #978 has a requirement that these

amusement devices are required to be a minimum of 500 feet from all schools,

daycares, places of worship and play grounds. My store is within 500 feet of all of these

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 25-01

\$1200.00

check # 3598


Applicant's Signature


Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

YOGESH PATIL

Printed Name of Applicant

[Signature]

Applicant's Signature and Date

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement is made effective this 1st day of January, 2020, between YOGESH PATEL and MANISHA PATEL, hereinafter collectively referred to as "Landlord", and ORELAND MARKET, INC., hereinafter referred to as "Tenant"

1. Property. The Tenant agrees to rent from the Landlord and the Landlord agrees to lease to the Tenant the commercial space with basement, located at 1339 Bruce Rd, Oreland, PA 19075, referred to herein as the "Property".
2. Term. The term of this Lease shall be from January 1, 2020 (the "Commencement Date") and ending on December 31, 2030.
3. Rent. Tenant agrees to pay Landlord monthly rent in the amount of Two Thousand Dollars (\$1200.00).

Tenant must pay a late charge of 10% of the total amount due for each rent payment that is NOT RECEIVED by the fifth (5th) day of each month.

Tenant must pay a One Hundred Dollar (\$100.00) charge for any check that is not paid after deposit by Landlord for any reason.

4. Use of Property. The Tenant shall use the Property for a market, deli and grocery store. Tenant must comply with any and all applicable federal, state and local rules, regulations, and laws regarding such use.
5. Security. Tenant shall not be required to have any security deposit with Landlord,
6. Utilities and Services. The Tehant shall pay all charges associated with any and all utilities and services used at the Property, including, but not limited to, electricity, telephone, cable, internet and trash.

PAGE 1 OF 5

Tenant Initials: _____

Landlord Initials: _____

YJP MP

7. Maintenance and Repair of the Property. Landlord shall be responsible for the repair and maintenance of the roof, provided tenant does not cause any damage to the roof and tenant promptly notifies Landlord of any roof problems, otherwise Tenant shall be responsible for the roof repair. Tenant shall be responsible to maintain and repair and keep in good working condition of all other parts and/or conditions of the Property including, without limitation, fixtures, bathroom, doors, windows, heating and air conditioning, plumbing, electrical, floors, stairs, walls, exterior paint, sidewalks, etc. Tenant has examined the Property, including any fixtures and equipment and without relying on any representation by Landlord, Tenant is satisfied with, and accepts the Property in, its "AS IS" condition at the time of signing this Lease. The Tenant must pay for all repairs, replacements and damages caused by the act or neglect of the Tenant, Tenant's visitors, invitees or any other persons or entities whatsoever.

Tenant shall also be solely responsible to Keep the entire Premises, inside and out, clear of trash, graffiti, and debris and promptly remove any accumulation of snow and/or ice from the entire Property. This includes the sidewalk in front of Tenant's store. Landlord shall not be responsible for interruption to Tenant's business for any reason whatsoever.

8. Fire and Other Casualty. If the Property is damaged by fire or other casualty, the Tenant will promptly notify the Landlord. If the fire or other casualty is caused by the act or neglect of Tenant, the Tenant shall pay for repairs and all other damages. The Landlord will be given reasonable time in which to make repairs. If the Tenant is required to leave the Property, the Tenant's duty to pay rent will temporarily cease, unless the damage was caused by the Tenant's act or neglect. If the Property is totally destroyed and cannot be restored within 90 days, then, at the option of Landlord, this Lease shall come to an end and the Tenant will pay rent up to the date of the destruction.

PAGE 2 OF 5

Tenant Initials: JD

Landlord Initials: JS MP

9. Alterations. The Tenant must get the Landlord's prior written consent, which consent shall not be unreasonably withheld, to alter, improve, paint or wallpaper the Property. Alterations, additions, and improvements become the Landlord's property.
10. No Assignment. The Tenant may not assign this Lease without the Landlord's prior written consent, which consent may be withheld in Landlord's sole discretion. If Tenant requests Landlord's consent for an assignment, Tenant shall pay Landlord in advance an administrative fee in an amount to be determined by Landlord for considering the proposed tenant and also for Landlord's attorney fees, payment of which fee shall not obligate Landlord to consent.
11. Sublease. The Tenant may not sublease this Lease without the Landlord's prior written consent, which consent may be withheld in Landlord's sole discretion.
12. Entry by Landlord. Upon reasonable notice, the Landlord may enter the Property to provide services, inspect, repair, improve or show it to prospective tenants or purchasers. In case of emergency or the Tenant's absence, the Landlord may enter the Property without the Tenant's consent.
13. Hazardous Use. The Tenant will not keep anything in the Property that is dangerous, extremely flammable, explosive or might increase the danger of fire or any other hazard and will comply with all requests from the insurance company(ies) issuing fire, casualty, and/or liability insurance covering the Property.
14. Liability of Landlord and Tenant. The Landlord is not liable to any person or entity for any loss, injury or damage to any person or property at the Property and Tenant agrees to indemnify and hold Landlord harmless from any claims, including attorney fees. The Tenant is responsible for all acts or neglect of the Tenant's agents, employees, invitees and licensees and any other persons at the Property.

PAGE 3 OF 5

Tenant Initials: JP

Landlord Initials: AB MRB

15. Insurance; Release and Indemnity.

(a) Tenant Release and Indemnity. Tenant, and all persons claiming through tenant, shall store their property in, and shall occupy the Premises and all other portions of the premises at its own risk, and hereby releases Landlord from all claims of every kind relating to accidents, fire, loss of life, personal or bodily injury or property damage, except for Landlord's gross negligence. Tenant shall indemnify and hold Landlord harmless from and against all claims, actions and damages, liability and expenses (including attorney fees) in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Property, or the occupancy or use by Tenant of the Property or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, Tenant's agents, employees, licensees or invitees.

(b) Liability Insurance. Tenant shall purchase and pay for liability insurance, from an insurer licensed to do business in Pennsylvania, in the minimum amount of \$500,000 per person, \$1,000,000 per occurrence. Tenant shall be named as insured and Landlord shall be named as additional insured. The policy shall require at least 30 days notice to Landlord prior to its termination for any reason. Tenant shall provide Landlord proof that such policy is in force at commencement of this Lease and at any time thereafter as reasonably requested by Landlord.

(c) Fire Insurance. Tenant shall purchase, at its sole cost and expense, a fire and casualty insurance policy covering the Property having limits of insurance coverage that Landlord deems prudent.

16. Subordination to Mortgage. All mortgages which now or in the future affect the Building have priority over this Lease. This means that the holder of a mortgage may end this Lease on a foreclosure sale. The Tenant shall sign all papers needed to give any mortgage priority over this Lease. If the Tenant refuses to so sign, the Landlord may sign the papers on behalf of the Tenant.

17. No Waiver. The Landlord's failure to enforce any agreement in this Lease does not prevent the Landlord from enforcing the agreement as to any later violations.

PAGE 4 OF 5

Tenant Initials:


Landlord Initials:

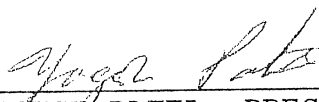
18. Holdover. In the event that Tenant shall remain in possession of the Property after the termination of this Lease, at Landlord's option, Tenant shall be deemed to be illegally retaining possession or shall be deemed to be a month to month Tenant of the Property on all terms and conditions of this Lease.
19. Notices. All notices provided hereunder shall be made as follows: (1) If to Landlord, only by certified mail, return receipt requested, to 1339 Bruce Rd, Oreland, PA 19075, no other form of service shall be admissible in evidence; and (2) If to Tenant, by personal delivery or first class mail to the premises.
20. Validity of Lease. If a clause or provision of this Lease is legally invalid, the rest of this Lease remains in effect.
21. Entire Lease. All promises the Landlord has made are contained in this written Lease. This Lease can only be changed by an agreement in writing signed by both the Tenant and the Landlord.

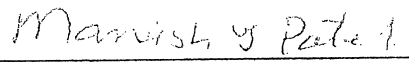
In Witness Whereof, and intending to be legally bound, the parties hereto have hereunto affixed their hands and seals the day and year first written above.

LANDLORD: YOGESH PATEL
MANISHA PATEL


TENANT: ORELAND MARKET, INC.




YOGESH PATEL

 PRESIDENT
YOGESH PATEL, PRESIDENT


MANISHA PATEL

PAGE 5 OF 5

Tenant Initials: 

Landlord Initials:  

**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

ORDINANCE NO. 978

“Amusement Device Zoning Ordinance Amendment”

AN ORDINANCE AMENDING THE SPRINGFIELD TOWNSHIP CODE, CHAPTER 4 (AMUSEMENT DEVICES), SECTION 2 TO AMEND THE DEFINITION OF AMUSEMENT DEVICE, AND CHAPTER 114 (ZONING), ARTICLE II (DEFINITIONS), SECTION 114-21 (DEFINITIONS AND TERMS) TO ADD THE TERM AND DEFINITION OF AMUSEMENT DEVICE, AND TO FURTHER AMEND ARTICLE XI (S SHOPPING CENTER DISTRICT), SECTION 114-113 (USE REGULATIONS) TO ADD AMUSEMENT DEVICE AS A PERMITTED USE SUBJECT TO CHAPTER 4 (AMUSEMENT DEVICE) AND ADDITIONAL REQUIREMENTS, AND TO FURTHER AMEND ARTICLE X (B2 BUSINESS DISTRICT), SECTION 114-101 (PERMITTED USES) TO ADD AMUSEMENT DEVICE AS A PERMITTED USE WHEN AUTHORIZED AS A SPECIAL EXCEPTION AND SUBJECT TO ADDITIONAL REQUIREMENTS.

The Board of Commissioners of Springfield Township does hereby **ENACT** and **ORDAIN:**

SECTION I. - Amendment to Code.

The Code of Springfield Township, Chapter 4 (Amusement Device), Section 4-2 (Definitions) is hereby amended to add the following exceptions to an Amusement Device:

- G. Gaming devices regulated by the Pennsylvania Gaming Control Board.
- H. Small games of chance regulated by the State Department of Revenue.

SECTION II. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article II (Definitions), Section 114-21 (Definitions and terms) is hereby amended to add the following terms:

AMUSEMENT DEVICE:

Any automatic, mechanical, electric or electronic machine or device, used or designed to be operated as a game, or for entertainment or amusement, by the insertion of a coin,

token, key, money or other article or by the payment of money to have it activated. This definition shall not include the following devices:

- A. Jukebox.
- B. Rides.
- C. Bowling alleys.
- D. Merchandise machines which dispense beverages, food, toilet articles or other tangible personal property.
- E. Photographic machines.
- F. Any game or device maintained within a residence for the sole use of the occupants thereof and their guests.
- G. Gaming devices regulated by the Pennsylvania Gaming Control Board.
- H. Small games of chance regulated by the State Department of Revenue.

SECTION III. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article XI (S Shopping Center District), Section 114-113 (Use regulations) is hereby amended to add the following new Subsection L:

- L. Amusement Device, as an accessory use, when installed and operated in accordance with the provisions of Chapter 4 of the Code, and subject to the following requirements:
 - 1) The property line of any property on which an amusement device is located shall not be within 500 feet in any direction of the property line of any public, private or parochial school, day-care facility, place of worship, park, playground, community center, public open space.

SECTION IV. - Amendment to Code.

The Code of Springfield Township, Chapter 114 (Zoning), Article X (B2 Business District), Section 114-101 (Permitted uses) is hereby amended to add the following new Subsection L:

- L. Amusement Device, as an accessory use, when authorized as a special exception, in accordance with the provisions of Chapter 4 of the Code, and subject to the following requirements:
 - 1) The property line of any property on which an amusement device is located shall not be within 500 feet in any direction of the property line of any public, private or parochial school, day-care facility, place of worship, park, playground, community center, public open space.

SECTION V. - Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION VI. - Failure to Enforce Not a Waiver.

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VII. - Effective Date.

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION VIII. - Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, this 10th day of July 2024.

SPRINGFIELD TOWNSHIP

By: _____

James M. Lee, President
Board of Commissioners

Attest: _____

A. Michael Taylor, Secretary

Chapter 4. Amusement Devices

[HISTORY: Adopted by the Board of Commissioners of the Township of Springfield 10-13-1982 by Ord. No. 713.^[1] Amendments noted where applicable.]

GENERAL REFERENCES

Zoning — See Ch. 114.

[1] *Editor's Note: This ordinance also provided that it shall become effective 1-1-1983.*

§ 4-1. Purpose.

The provisions of this chapter are designed to promote and protect the health, safety, morals and general welfare of the residents of the Township of Springfield by regulating the installation and operation of amusement devices within the township.

§ 4-2. Definitions.

For the purpose of this chapter, the following terms shall have the meanings indicated:

AMUSEMENT DEVICE

Any automatic, mechanical, electric or electronic machine or device, used or designed to be operated as a game, or for entertainment or amusement, by the insertion of a coin, token, key, money or other article or by the payment of money to have it activated. This definition shall not include the following devices:

- A. Jukebox.
- B. Rides.
- C. Bowling alleys.
- D. Merchandise machines which dispense beverages, food, toilet articles or other tangible personal property.
- E. Photographic machines.
- F. Any game or device maintained within a residence for the sole use of the occupants thereof and their guests.
- G. Gaming devices regulated by the Pennsylvania Gaming Control Board.
[Added 7-10-2024 by Ord. No. 978]
- H. Small games of chance regulated by the State Department of Revenue.
[Added 7-10-2024 by Ord. No. 978]

§ 4-3. License required.

No person, firm, association, corporation or other entity shall place, possess, keep, maintain, exhibit, use or operate, or permit to be placed, possessed, kept, maintained, exhibited, used or operated, any amusement device in or upon any building, premises, stores or other public or quasi-public place, in their possession or under their control within the Township of Springfield, without first obtaining a license therefor.

§ 4-4. Application for license; appeal.

- A. Application for an amusement device license shall be made to the Township Manager, or his authorized representative, on forms to be prescribed by him which shall set forth, among other information deemed to be required and prescribed by the Manager, the following:
- (1) The name and address of the applicant, if individuals, or if a partnership, association or other entity, the names, residences and occupations of each member of the partnership, association or other entity and if a corporation, the address of its registered office and principal place of business and the names and addresses of its officers and directors.
 - (2) Any prior criminal record of the applicant or of anyone associated with the applicant as a partner, associate, agent or employee or as an officer or director of a corporation.
 - (3) The manufacturer, name, dimensions, serial number and a general description, including a statement of ownership, of the amusement device.
 - (4) The address of the place where the amusement device is to be placed, possessed, kept, maintained, exhibited, used or operated.
 - (5) A floor plan of the building, premises, store or other public or quasi-public place shall be provided showing the proposed placement of the amusement device on the applicant's premises, in form and detail designated by the Manager.
 - (6) Authorization for the Code Enforcement Officer or other duly authorized township official to inspect the building, premises, store or other public or quasi-public place for which the application is sought.
 - (7) Compliance with all township zoning requirements.
- B. Upon receipt of a properly completed and filed application, the Township Manager shall transmit same to the appropriate township officials, including but not limited to the Chief of Police, the Building and Zoning Officer and the Fire Marshal, as the Manager deems appropriate, in order to verify the accuracy of the information submitted on the application, compliance with all local ordinances, state and federal laws and suitability of the applicant and the premises for an amusement device license.
- C. Any applicant whose application for an amusement device license has been denied by the Township Manager shall have the right to have the denial reviewed by the Board of Commissioners upon filing a written notice of appeal within 30 days after notice of denial.

§ 4-5. Issuance of license; fee; display.

- A. Upon approval of an application and payment of the proper fee, the Township Manager shall issue a license to the applicant for the location and placement of an amusement device.
- B. The fee for each license shall be \$100 per amusement device upon the applicant's premises. Said license shall be issued for the calendar year commencing January 1 and expiring December 31. Said license shall be renewed annually on or before December 31 by the filing of a written renewal application, accompanied by the license fee for each renewal. The license fee for any license issued in any calendar year after July 1 shall be 1/2 of the annual license fee.

- C. The fee fixed herein may be modified from time to time by resolution of the Board of Commissioners.
- D. The license shall be displayed in a manner approved by the Township Manager.

§ 4-6. Transferability of license.

The license may be transferred to another qualified owner by the license holder within the calendar year of issuance upon obtaining a transfer license from the township and paying the sum of \$10 therefor.

§ 4-7. Location of devices.

- A. There shall be not less than 30 square feet of usable floor space on the premises for each amusement device.
- B. The holder of the license may locate the amusement devices on the premises as he elects, subject to the approval of the Code Enforcement Officer to ensure safe and adequate ingress and egress.

§ 4-8. Location of licensed premises.

- A. An amusement device license may be issued for a building, premises, store or other public or quasi-public place located within the following zoning districts:
 - (1) S Shopping Center District.
 - (2) B2 Business District, when authorized as a special exception.
- B. Where an amusement device or devices have or will be installed and operated as an accessory use within the meaning of the Zoning Code of Springfield Township, such accessory uses shall be limited to no more than three amusement devices. Four or more amusement devices shall constitute an indoor recreational facility or place of amusement, within the meaning of the Zoning Code of Springfield Township.

§ 4-9. Operation of premises.

- A. The owner, occupant, tenant or operator of any premises where amusement devices are located within the Township of Springfield shall comply with all provisions of law, ordinance, rule or regulation applicable thereto and relating to the conduct of the business in connection with which the device is used and the use and maintenance of the premises where it is located.
- B. The owner, occupant, tenant or operator of any premises where amusement devices are located shall maintain good order on the premises at all times. The lack of good order on the premises shall include but shall not be limited to the following:
 - (1) Excessive noise, fighting and rowdy behavior.
 - (2) Possession or consumption of alcoholic beverages, except upon premises licensed for on-premises consumption thereof.
 - (3) Gambling.
 - (4) The use of marijuana or any controlled substance, possession of which is prohibited by law.
- C. The owner, occupant, tenant or operator of any premises where amusement devices are located shall maintain adequate supervision of the premises at all times when the devices are in operation. No amusement device shall be available for use or operation, unless it is under the control of and

supervision by one or more persons over the age of 18 years who shall ensure that it is operated in compliance with this chapter.

§ 4-10. Termination; suspension or revocation of license.

- A. Any license issued pursuant to the provisions of this chapter shall terminate upon any of the following occurrences:
- (1) Discontinuance of the license holder's business.
 - (2) Removal of permitted amusement devices from the business premises.
 - (3) Transfer or sale of the business to another individual, partnership, corporation or other entity.
- B. All licenses issued pursuant to the provisions of this chapter are subject to suspension or revocation by the Township Manager upon any of the following conditions:
- (1) Willful misrepresentation made by the license holder or his agent in applying for the license.
 - (2) Conviction of the license holder for any felony or misdemeanor involving force, violence, moral turpitude or involving any violation of this chapter.
 - (3) The existence of a nuisance to the general public, or to persons residing in the vicinity or businesses located in the vicinity resulting from loitering by persons on the premises in which the license holder's amusement devices are located or any excessive noise caused by the amusement devices or persons playing the amusement devices.
 - (4) The violation of that section of this chapter which regulates the operation of amusement devices.
- C. Prior to any action suspending or revoking any license, the Township Manager shall give the license holder written notice of his intention to suspend or revoke the license and the reasons therefor, affording an opportunity to the license holder to correct or remedy any deficiencies or violations forming the basis for the proposed suspension or revocation.
- D. Any person, firm, corporation or other entity aggrieved by the suspension or revocation of any license pursuant to the provisions of this chapter may, within 30 days receipt of notice of suspension or revocation, appeal to the Board of Commissioners from the action of the Township Manager in suspending or revoking the license; provided, however, that such suspension or revocation shall continue in effect and shall not be stayed pending the disposition of the appeal.

§ 4-11. Violations and penalties.

[Amended 7-13-1988 by Ord. No. 756]

Any person, firm, association, corporation or other entity who shall violate any of the provisions of this chapter shall, upon conviction, be sentenced to pay a fine of not less than \$50 nor more than \$1,000 and costs of prosecution for each violation or, in default of payment of such fine and costs, to undergo imprisonment for not more than 30 days for each violation.



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

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Mr. Yogesh Patel
3172 Fox Drive
Chalfont, PA 18914

July 24, 2024

Re: Amusement Device Machines @ Oreland Market located at 1339 Bruce Road, Oreland, PA 19075.

Dear Mr. Patel,

This letter is sent to inform you that the amusement device/gaming machines that you currently offer for use in your store located at 1339 Bruce Road, Oreland, PA 19075, are in violation of Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 of Springfield Township.

Violation Location: 1339 Bruce Road, Oreland, PA 19075.

Violation Of: Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 of Springfield Township and of Section 114-91 of the Springfield Township Zoning Ordinance.

Action Required: The amusement device/gaming machines must be removed from the property, or a variance from Section 114-91 of the Springfield Township Zoning Ordinance must be obtained from the Springfield Township Zoning Hearing Board, or you may file an appeal to the actions of the Zoning Officer to be heard by the Springfield Township Zoning Hearing Board.

The amusement devices/gaming machines must be removed from the property on or before **August 15, 2024**, or you may file a Zoning Hearing Board application requesting either a variance or an appeal to the actions of the Zoning Officer. That application must be filed no later than **August 30, 2024**.

Please be aware that your failure to bring the property into compliance with the requirements of Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 of Springfield Township and of Section 114-91 of the Springfield Township Zoning Ordinance, may result in a citation being issued for the above listed violation.

A Copy of Chapter 4 of the Springfield Township Code Book as amended by Ordinance #978 and the Springfield Township Zoning Ordinance are available on our website [@springfieldmontco.org](http://springfieldmontco.org). If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", written over a large, loopy circular flourish.

Mark A. Penecale
Director of Planning & Zoning
Springfield Township

File Copy (2)







The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, April 28, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #25-04: This is the application of **Ms. Sharon Melair**, owner of the property located at 502 Coursey Road, Orelan, 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.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](https://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 25-04

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Sharon Melair
(Name of Applicant)

Of (Address) 502 Coursey Road, Orelan, PA 19075

(Telephone No.) 215-687-7040

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article B1, Section 114,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify) 114-64 B1

The property concerned is located at 502 Coursey Road

Petitioner's Interest in the property is Owner

Present use of property Single family Residence

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

PLEASE SEE ATTACHED

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Applicant's Signature

Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

Check # 514
\$500.00

Petition to Springfield Township Zoning Hearing Board

I seek a variance from the requirements set forth in Section 114114-64.B1 of the Springfield Township Zoning Code, specifically front and side yard setbacks. My intention is to demolish my small one-car garage and construct a single story addition to my home to allow for accessibility for my future needs.

I will be enlarging my existing first floor bathroom and combining two bedrooms into one to allow for first floor accessible living. Further, the addition is to provide me with additional living room area (which also may need to provide a sleeping area for one of my aging parents) and a work area, mudroom and yard storage as well as a level porch entry.

In order to achieve this I am requesting a side yard setback of 10' on each side rather than the 25' aggregate required. My lot is only 70' wide. This is consistent with the neighborhood and there is an evergreen buffer between me and my neighbors. In addition, I am requesting that the front yard setback be reduced to 25' for a portion of my property to allow for the addition to extend to the width of the 5' porch I am proposing. This is also consistent with the architectural character of the neighborhood and has the support of my neighbors.

I do plan on widening the driveway to provide two off-street parking spaces. I am NOT proposing any relief from building area or impervious coverage requirements

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight **(8)** copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

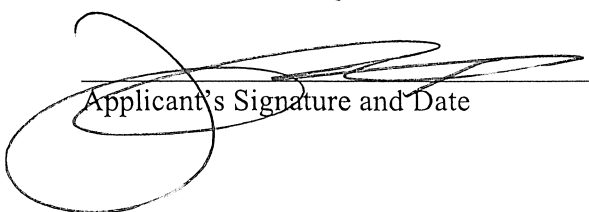
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Judy Hendrixson

Printed Name of Applicant

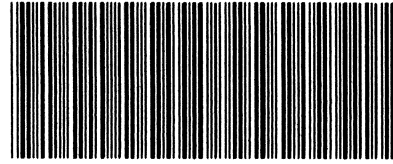

Applicant's Signature and Date



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6262 PG 02886 to 02889
INSTRUMENT # : 2022007311
RECORDED DATE: 01/20/2022 01:14:39 PM




6050083-00211

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed Document Date: 11/17/2021 Reference Info:	Transaction #: 6490788 - 2 Doc(s) Document Page Count: 3 Operator Id: JSorg
RETURN TO: (Simplifile) 321 322 323 GMSS 910 Harvest Drive Suite 100 Blue Bell, PA 19422 (215) 654-5443	PAID BY: 321 322 323 GMSS
* PROPERTY DATA: Parcel ID #: 52-00-04450-00-7 Address: 502 COURSEY RD ORELAND PA 19075 Municipality: Springfield Township (100%) School District: Springfield	
* ASSOCIATED DOCUMENT(S):	
CONSIDERATION/SECURED AMT: \$416,000.00 TAXABLE AMOUNT: \$416,000.00 FEES / TAXES: Recording Fee:Deed \$86.75 State RTT \$4,160.00 Springfield Township RTT \$2,080.00 Springfield School District RTT \$2,080.00 Total: \$8,406.75	DEED BK 6262 PG 02886 to 02889 Recorded Date: 01/20/2022 01:14:39 PM I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.  Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



Prepared By: **Greater Montgomery Settlement Services,
LLC**
ATTN: Melissa Tully
910 Harvest Drive, Suite 100
Blue Bell, PA19422
Phone: 215-654-5443

Return To: **Greater Montgomery Settlement Services,
LLC**
ATTN: Melissa Tully
910 Harvest Drive, Suite 100
Blue Bell, PA19422
Phone: 215-654-5443

520004450007
502 Coursey Road, Oreland, PA 19075
File No. 321-024423

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-04450-00-7 SPRINGFIELD TOWNSHIP
502 COURSEY RD
YOUNG KELLEY
B 050A L 405 U 080 1101 12/27/2021

\$15.00
JW

Fee Simple Deed

This Deed, made on November 17th 2021, between,

Kelley Young

hereinafter called the Grantor of the one part, and

Sharon L. Melair

hereinafter called the Grantee of the other part,

Witnesseth, that in consideration of **Four Hundred Sixteen Thousand and 00/100 Dollars, (\$416,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his/her/their heirs and assigns as Sole Owner.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of Springfield, County of Montgomery and State of Pennsylvania, being Lot No. 405 as shown on the Plan of Sunnybrook Country Club Section No. 2 made for Sunnybrook, Inc. by Barton and Martin, Engineers, on February 1, 1952 and recorded April 14, 1952 in the Office for the Recording of Deeds in Norristown, Pennsylvania, in Deed Book No. 2263 page 601, said lot being more fully bounded and described according to said Plan as follows, to wit:

SITUATE on the Southeasterly side of Coursey Road (Fifty feet wide) at the distance of Eighty-five feet and Twenty-seven One-hundredths of a foot measured South Thirty-seven degrees One minute Thirty seconds West from the intersection of the said Southeasterly side of Coursey Road with the Southwesterly side of Surrey Road (fifty feet wide) (both lines produced);

CONTAINING in front or breadth on the said Southeasterly side of Coursey Road seventy feet, and extending of that width in length or depth South Fifty-two degrees Fifty-eight minutes Thirty Seconds East between parallel lines at right angles to the said Southeasterly side of Coursey Road One hundred fifteen feet and two One-hundredths of a foot.

Being the same premises which John J. Szczech Jr. by Deed dated 7/26/2019 and recorded 8/6/2019 in Montgomery County in Deed Book 6147 Page 2980 conveyed unto Norristown Joseph One. LLC , in fee.

Being the same premises which Norristown Joseph One LLC by Deed dated 11/2/2019 and recorded 12/12/2019 in Montgomery County in Deed Book 6164 Page 1999 conveyed unto Kelley Young , in fee.



And the said Grantor does hereby covenant to and with the said Grantee that he/she/they, the said Grantor, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, his/her/their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/they or any of them.

In witness whereof, the said Grantor have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____

Kelley Young
Kelley Young

Print Witness Name:

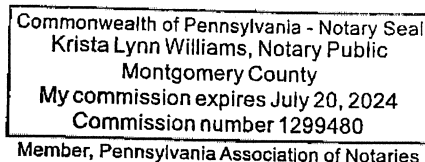
State/Commonwealth of Pennsylvania

County of Montgomery

On this November 17th 2021, before me, the undersigned officer, personally appeared **Kelley Young**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Krista Lynn Williams
Notary Public



DEED

File No. 321-024423

Grantor: Kelley Young

Grantee: Sharon L. Melair

I certify the address of the Grantee to be, and mail tax bill to:

502 Coursey Rd, Orelan, PA 19075
Certified by: Melissa Sparks

Premises: 502 Coursey Road, Orelan, Springfield Township, Montgomery County, State/Commonwealth of Pennsylvania



Chapter 114. Zoning

Article VI. B Residence District

§ 114-64. Yards.

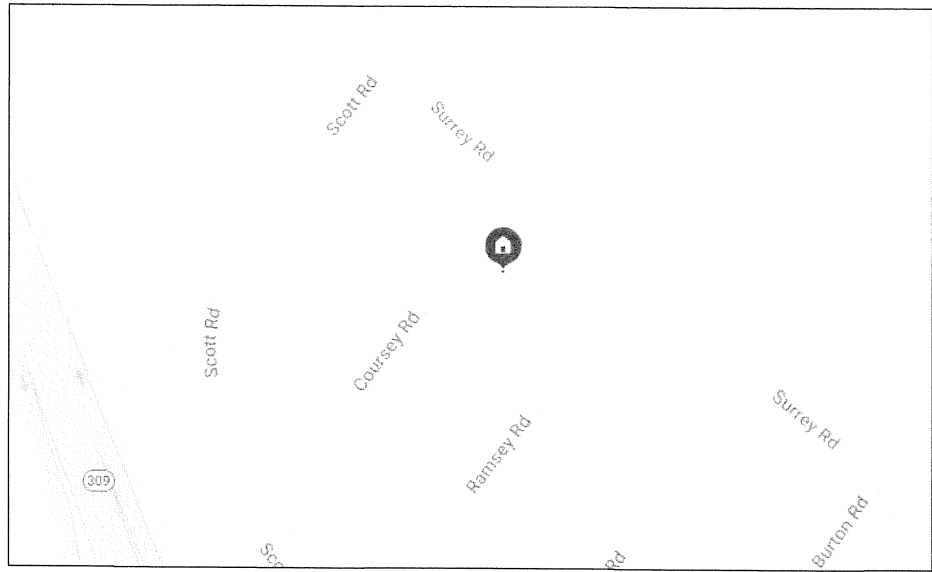
A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]
- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 25 feet, but neither side yard shall be less than 10 feet wide, provided that in the case of a lot held in single and separate ownership at the effective date of this chapter, of a width less than 70 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling, constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not hereby reduced to less than the required 10 feet.
- (2) Other buildings. in the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet, and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

- C. Rear yards. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

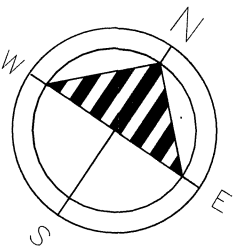
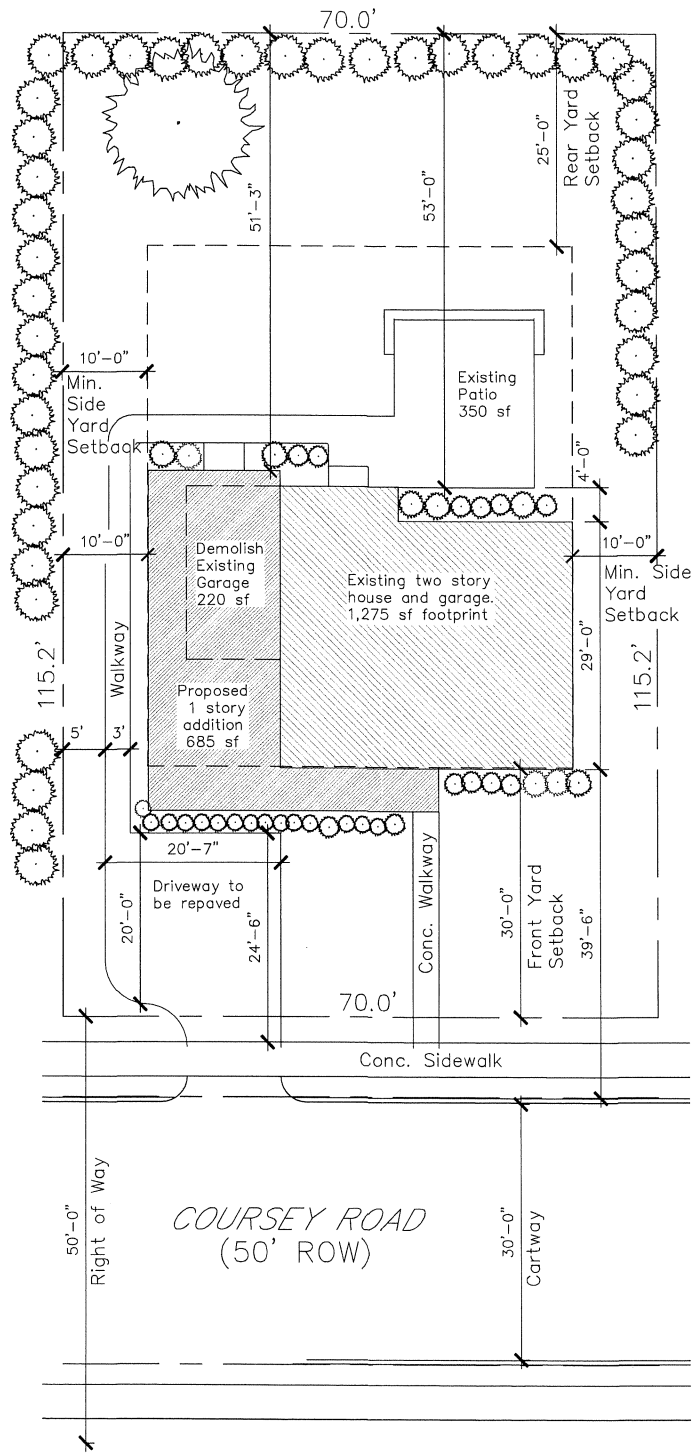


LOCATION MAP

Springfield Township, Montgomery County PA
ZONING CLASSIFICATION: B – RESIDENTIAL DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7,200 sf	8,064 sf	
BUILDING AREA		1,275 sf	1,960 sf
MAX BUILDING COVERAGE	30%	15.8%	24.3%
DRIVEWAY		674 sf	450 sf
PATIO & WALKS		626 sf	560 sf
MAX IMPERVIOUS COVERAGE	40%	31%	31.25%
FRONT YARD SETBACK	30 feet Min.	30 feet	25 feet*
SIDE YARD SETBACK	10 feet Min., total 25' min.		10'+10'*
REAR YARD SETBACK	25 feet Min.	53 feet	51 feet

* Seeking Variance



PLOT PLAN
1" = 10'-0"

JUDY HENDRIXSON, ARCHITECT
Architecture ♦ Planning ♦ Interiors

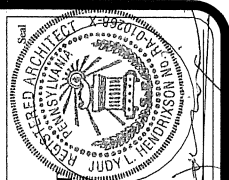
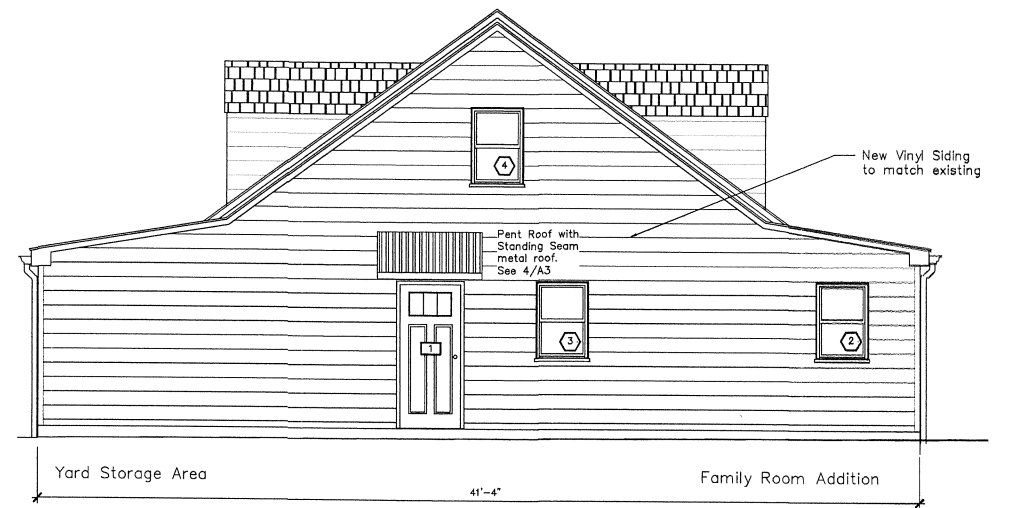
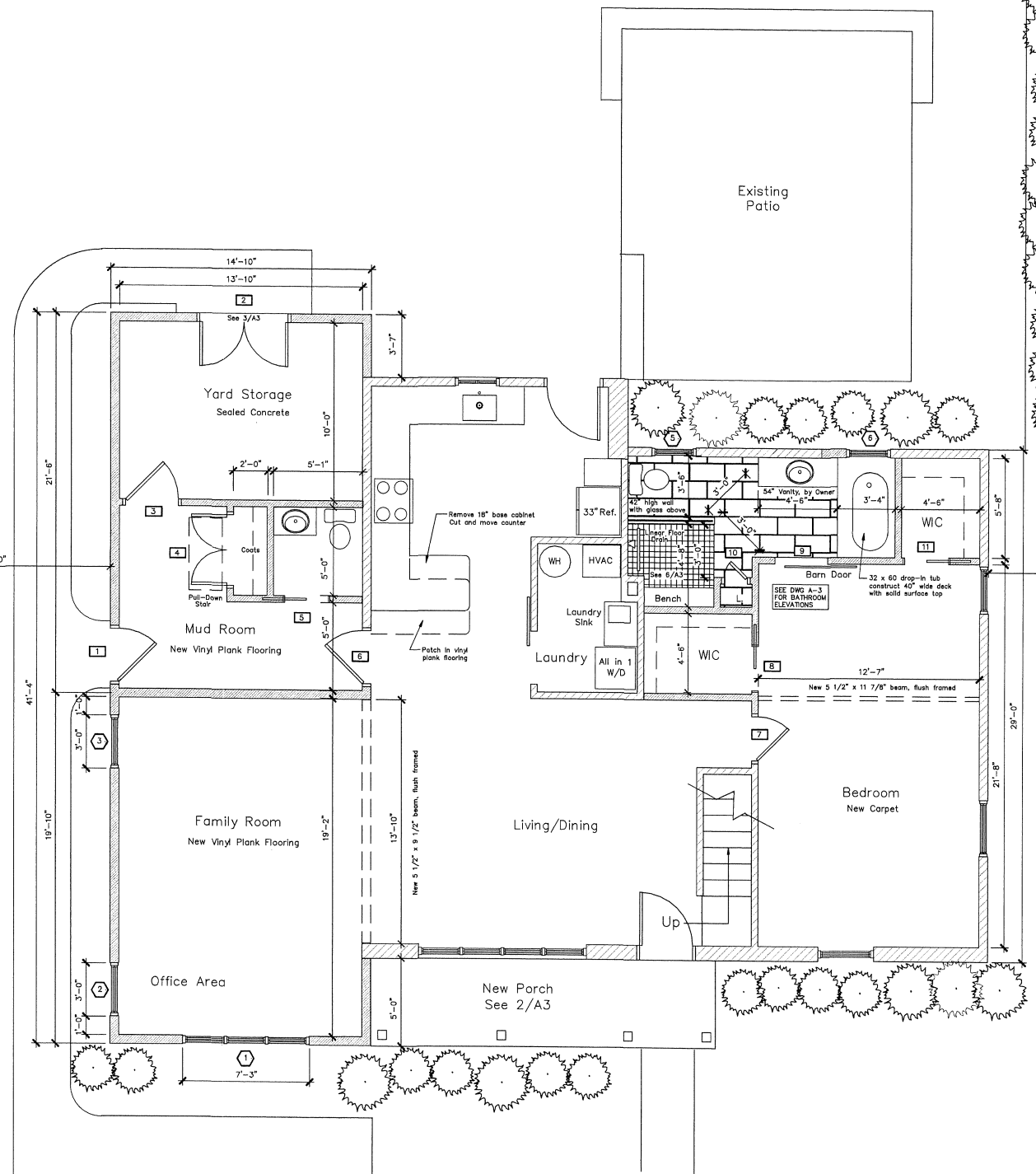
243 Almshouse Road, Doylestown, PA 18001
Phone (215) 230-6952 Fax (215) 230-6953
E-Mail: judy@HendrixsonArchitects.com

Renovation for:
502 Coursey Road
Oreland, PA 19075

DATE	ISSUE / REV
EXISTING COND.	8/29/24
SCHEMATIC DESIGN:	9/29/24
PERMIT SET:	1/16/25
ZHB Application:	3/20/25

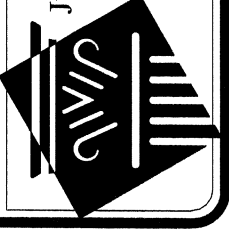
DRAWN BY: JLH
SHEET TITLE:
Site Plan

SHEET NO.
SP
PROJECT NO.
DATE: March 20, 2025



JUDY HENDRIXSON, ARCHITECT
Architecture ♦ Planning ♦ Interiors

243 Almshouse Road, Doylestown, PA 18901
Phone (215) 230-6952 Fax (215) 230-6953
E-Mail: judy@HendrixsonArchitects.com



Renovation for
502 Coursey Road
Oreland, PA 19075

DATE ISSUE / REV
ZHB Application: 3/20/25

DRAWN BY: JLH
SHEET TITLE:
**PROPOSED
PLAN &
ELEVATIONS**

SHEET NO.

PROJECT NO.
DATE: March 20, 2025



ARIAL VIEW OF NEIGHBORHOOD



502 COURSEY ROAD



VIEW OF REAR PROPERTY LINE



VIEW OF LEFT SIDE PROPERTY LINE



VIEW OF RIGHT SIDE PROPERTY LINE



509 With Enclosed Porch



505 With 8 foot Porch



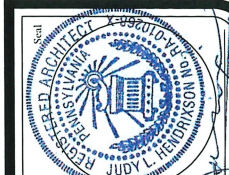
505 With 8 foot Porch



Several large Porches on Coursey Rd.



Several Second floor additions



JUDY HENDRIXSON, ARCHITECT
Architecture ♦ Planning ♦ Interiors
243 Almshouse Road, Doylestown, PA 18901
Phone (215) 230-6952 Fax (215) 230-6953
E-Mail: judy@HendrixsonArchitects.com



Renovation for:
**502 Coursey Road
Oreland, PA 19075**

DATE ISSUE / REV
ZHB Application: 3/20/25

DRAWN BY: JLH
SHEET TITLE:

PHOTOS

SHEET NO.

PROJECT NO.
DATE: March 20, 2025

B-Residential District

Barron Masonry

Legend

- 502 Coursey Rd
- Feature 1



To Springfield Township Zoning Hearing Board,

I am aware that my neighbor, Sharon Melair residing at 502 Coursey Road, Oreland, Pa 19075 has applied for a variance to obtain a building permit for an addition to the garage side of her home. I do not plan on attending the hearing but would like to inform the zoning board that I have seen the building plans and have no objections.

Craig/Judith Reif (garage side neighbor - corner lot) 3/17/25 date
1816 Surrey Road (corner lot)
Oreland, Pa 19075

To Springfield Township Zoning Hearing Board,

I am aware that my neighbor, Sharon Melair residing at 502 Coursey Road, Oreland, Pa 19075 has applied for a variance to obtain a building permit for an addition to the garage side of her home. I do not plan on attending the hearing but would like to inform the zoning board that I have seen the building plans and have no objections.

Sebastian Morales (side neighbor) 3-19-25 date
504 Coursey Road
Oreland, Pa 19075

To Springfield Township Zoning Hearing Board,

I am aware that my neighbor, Sharon Melair residing at 502 Coursey Road, Oreland, Pa 19075 has applied for a variance to obtain a building permit for an addition to the garage side of her home. I do not plan on attending the hearing but would like to inform the zoning board that I have seen the building plans and have no objections.

Barlow, Tonya (directly across the street) March 16, 2025 date
~~504 Coursey Road~~ 503 Coursey Rd
Oreland, Pa 19075

To Springfield Township Zoning Hearing Board,

I am aware that my neighbor, Sharon Melair residing at 502 Coursey Road, Oreland, Pa 19075 has applied for a variance to obtain a building permit for an addition to the garage side of her home. I do not plan on attending the hearing but would like to inform the zoning board that I have seen the building plans and have no objections.

Joseph/Stacy Scutti (rear neighbor) 3/16/25 date
at 503 Ramsey Road
Oreland, PA 19075



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

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, April 28, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

Springfield Township
Montgomery County
Received

MAR 26 ENT'D

Community Development
Department
DATE:

NO. 25-05

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Jacqueline Panigel & Michael Fenton

(Name of Applicant)

Of (Address) 8301 Henry Way Glenside, PA 19038

(Telephone No.) 610-291-3847

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 A **variance** from the requirements set forth in Article IV, Section 114.42,
Subsection B, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 8301 Henry Way Glenside, PA 19038

Petitioner's Interest in the property is Owner

Present use of property Single family residence

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

We would like to replace our existing deck with a larger deck that includes a covered area that will provide some protection from the elements. We request that a variance be granted to increase building coverage from 15% to 15.9%. The proposed improvements are similar to other variances within the development that have been granted. The improvements will not have a negative impact on the surrounding community or cause undo strain on public services or facilities. The improvements will also not affect the general welfare of the neighbors or the township. See attached additional page.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 30235
\$500.00

Michael Fenton
Michael Fenton (Mar 20, 2025 13:44 EDT)

Case # 25-05

Jacqueline Panigel 03/20/2025
Jacqueline Panigel 03/20/2025 (Mar 20, 2025 12:56 EDT)
Applicant's Signature

Jacqueline Panigel 03/20/2025
Jacqueline Panigel 03/20/2025 (Mar 20, 2025 12:56 EDT)
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight **(8)** copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Jacqueline Panigel

Printed Name of Applicant

Jacqueline Panigel 03/20/2025

Jacqueline Panigel 03/20/2025 (Mar 20, 2025 12:56 EDT)

Applicant's Signature and Date

Additional Explanation of Variance Description

The relief being requested is de minimis due to the proposed building coverage being only a minor deviation from the zoning ordinance and rigid compliance with the ordinance is not necessary for the preservation of the public interest sought to be protected by the ordinance.

Both sets of grandparents live in the area and play an active role in our children's lives and frequently stay with us. We have found that the stairs on our current deck are too steep for them to use safely. By extending the deck to a lower grade, we are able to reduce the amount of steps as well as the grade/incline angle.

At least one of our parents takes medication which makes them immunocompromised and as such we tend to spend more time gathering outside to prevent them from being exposed to illness that the kids get from school. In addition, due to the height of our deck (being a walkout), it has limited the utility of our outdoor gathering space (we did not create this hardship), hence we would like to increase the size of the deck to allow reasonable use of our property.

We believe our request increases architectural cohesion with our neighbors. Therefore, we believe that adding an additional 160 SF will not contradict the intended zoning/use of this property and qualifies for variance relief as outlined in the Pennsylvania Municipalities Planning Code.

Examples of recent variances that were granted under similar conditions:

- Case #22-08: This is the application of Daniel & Megan Bangert, owners of property located at 8401 Henry Way, Glenside, PA 19038 known as Parcel #5200-1851-5099. The applicants seek a dimensional variance from Section 114-45.D of the Springfield Township Zoning Ordinance. The applicants have requested approval to construct a 844 square foot deck to the rear of the existing single family dwelling that will increase the building coverage on the property to 16.6% of the total lot area. The property is limited to a maximum of 15% building coverage. The property is zoned within the AA-Residential District, Alternate Design, of Ward #7 of Springfield Township.
- Case #23-15: This is the application of Kunal & Shraddha Babariya, owners of the property located at 1715 Starr Lane, Glenside, PA 19038, known as Parcel #5200-1851-5072. The applicants have requested a variance from Section 114-45. D, as defined by Section 114-42. B of the Springfield Township Zoning Ordinance. The applicants have requested approval to construct a deck addition to the rear of the existing single-family dwelling that will increase the building coverage on the property to 18.19% of the total lot area. The maximum permitted building coverage for this zoning district is 15%. The property is zoned within the AA-Residential District of Ward #7 of Springfield Township.

Jacqueline Panigel 03/20/2025
Jacqueline Panigel 03/20/2025 (Mar 20, 2025 12:56 EDT)










Zoning Hearing Application - Complete

Final Audit Report

2025-03-20

Created:	2025-03-20
By:	Paul Campbell (paul@keystonecustomdecks.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGqQX5RfWJbEMg4JSaH7fQdgP6VglJTO1

"Zoning Hearing Application - Complete" History

-  Document created by Paul Campbell (paul@keystonecustomdecks.com)
2025-03-20 - 4:40:13 PM GMT
-  Document emailed to Jacqueline Panigel (jpanigel@gmail.com) for signature
2025-03-20 - 4:40:17 PM GMT
-  Document emailed to Michael Fenton (m1f2@mac.com) for signature
2025-03-20 - 4:40:17 PM GMT
-  Email viewed by Jacqueline Panigel (jpanigel@gmail.com)
2025-03-20 - 4:53:34 PM GMT
-  Signer Jacqueline Panigel (jpanigel@gmail.com) entered name at signing as Jacqueline Panigel 03/20/2025
2025-03-20 - 4:56:26 PM GMT
-  Document e-signed by Jacqueline Panigel 03/20/2025 (jpanigel@gmail.com)
Signature Date: 2025-03-20 - 4:56:28 PM GMT - Time Source: server
-  Email viewed by Michael Fenton (m1f2@mac.com)
2025-03-20 - 5:31:51 PM GMT
-  Document e-signed by Michael Fenton (m1f2@mac.com)
Signature Date: 2025-03-20 - 5:44:49 PM GMT - Time Source: server
-  Agreement completed.
2025-03-20 - 5:44:49 PM GMT

Prepared by and Return to:

Crescent Abstract, LLC
1221 West Chester Pike, Suite 100
West Chester, PA 19382
(800) 939-6491

File No. **CRF21-243**

Parcel No. 52-00-18515-10-8 (NEW)

Premises:

8301 Henry Way
Glenside, PA 19038
Montgomery County

This Indenture, made the 22nd day of October, 2021,

Between

Foxlane Homes at Laverock, LLC, a Pennsylvania Limited Liability Company (hereinafter called the Grantors), of the one part, and

Michael Fenton and Jacqueline Panigel, a married woman, as tenants by the entirety (hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of NINE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED TWENTY AND 00/100 (\$987,820.00)-lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as tenants by the entirety.

ALL THAT CERTAIN tract or parcel of ground situate in Springfield Township, Montgomery County, Pa. as shown on Subdivision and Land Development Plan for Laverock Springfield prepared for Fox Lane Homes at Laverock dated 8/19/2020 and recorded 9/8/2020 in Plan Book 53 Page 461 as follows to wit:

BEGINNING at a point on the northeasterly side of Henry Way a corner of this and Lot No. 21 on the above plan; thence extending along Lot No. 21 North 36 degrees 07 minutes 55 seconds East 100.00 feet to a point a corner of Lot No 23 on the above plan; thence extending along Lot No. 23 South 53 degrees 52 minutes 05 seconds East 185.00 feet to a point on the northwesterly side of Starr Lane; thence extending along Starr Lane the two following courses and distances: (1) South 36 degrees 07 minutes 57 seconds West 75.00 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 25.00 feet the Arc distance of 35.36 feet to a point of tangent on the aforesaid side of Henry Way; thence extending along Henry Way North 53 degrees 52 minutes 05 seconds West 160.00 feet to a point a corner of Lot No. 21 aforesaid

the first mentioned point and place of beginning.

BEING Lot No. 22.

BEING Part of the same premises which David Lloyd, Morris Lloyd, Jr. and William C. Bullitt, Executors of the Will of Hope Starr Lloyd, deceased by indenture dated 01/30/2008 and recorded 02/06/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 5681 page 1368, granted and conveyed unto Hansen-Lloyd, L.P., a Pennsylvania Limited Partnership. in fee.

Being part of the same premises which Hansen-Lloyd, LP by Deed dated 8/26/2020 and recorded 9/8/2020 in Montgomery County in Deed Book 6192 Page 1269 conveyed unto Foxlane Homes at Laverock, LLC., in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Foxlane Homes at Laverock, LLC,


a Pennsylvania Limited Liability Company

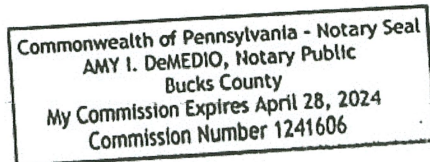
By: _____
Joseph P. Morrissey, Manager

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Montgomery

On this, the 29th day of October, 2021, before me, the undersigned officer, personally appeared Joseph P. Morrissey, who acknowledged himself (herself) to be the Manager of Foxlane Homes at Laverock, LLC, a Limited Liability Company, and that he (she) as such Manager, being authorized to do so, executed foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself (herself) as Manager.

In witness whereof, I hereunto set my hand and official seals.


Signature



The precise residence and the complete post office address of the above-named Grantees is:

8301 Henry Way, Glenside, PA 19038


On behalf of the Grantees

Deed	<p data-bbox="1118 1352 1156 1755">Parcel No 52-00-18515-10-8 (new)</p> <p data-bbox="1021 1318 1058 1709">Foxlane Homes at Laverock, LLC</p> <p data-bbox="961 1493 993 1535">TO</p> <p data-bbox="893 1289 928 1734">Michael Fenton and Jacqueline Panigel</p>
<p data-bbox="311 1272 409 1743">Crescent Abstract, LLC 1221 West Chester Pike, Suite 100, West Chester, PA 19382</p>	

Chapter 114. Zoning

Article IV. AA Residence District

§ 114-42. Lot and building area.

- A. Lot area. A lot area of not less than 25,000 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.
[Amended 6-13-1979 by Ord. No. 684]
- B. Building area. The building area shall not exceed 15% of the lot area.







KEYSTONE
CUSTOM DECKS

Jacqueline Panigel - Tyler Auker



 KEYSTONE
CUSTOM DECKS

Jacqueline Panigel - Tyler Auker



Jacqueline Panigel - Tyler Anker





The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

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Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, April 28, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

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.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township

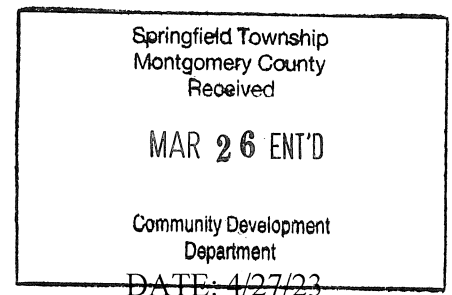
Zoning Hearing Board

Mark A. Penecale

Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 25-06

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We St. Genevieve Church & School
(Name of Applicant)

Of (Address) 1237 Bethlehem Pike, Flourtown, PA 19031

(Telephone No.) 215-836-2828

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article XIII, Section 114-
134, Subsections (8) and (14), of the Springfield Township Zoning Code.

 X Other (please specify) Petitioner seeks an Extension of the above referenced Variance
Relief Granted in May of 2023 as detailed in Attachment 1 appended hereto.

The property concerned is located at 1237 Bethlehem Pike, Flourtown, PA 19031

Petitioner's Interest in the property is Fee Simple Record Owner

Present use of property Church and Elementary School

See Attachment 1

Case # 25-06
Check # 60062
\$1200.00

L. B. Lee, Esq.
Applicant's Signature

Owner's Signature TPP, Inc.
Attorney for Owner/Applicant

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen summer month.

Applications **must** be accompanied by eight **(8)** copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Timothy B. Fenningham, Esq.
Printed Name of Applicant

TBF March 26, 2025
Applicant's Signature and Date

ATTACHMENT 1

**BEFORE THE SPRINGFIELD TOWNSHIP ZONING HEARING BOARD
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF ST. GENEVIEVE SCHOOL

Property: 1237 Bethlehem Pike
Flourtown, Pennsylvania 19031

Tax Parcel No.: 52-00-01591-00-4

Zoning Classification: B Residential; C Residential; B-1 Business

A. Modular Classroom Variance Extension

Petitioner seeks an extension of the Springfield Township Zoning Hearing Board's Approval of a Variance from Sections 114-134.A Subsection (8) and (14) of the Springfield Township Zoning Ordinance originally granted on May 22, 2023 which permitted Petitioner to install a modular classroom on a pre-existing paved play area on the West Wissahickon Avenue side of its property without the need to provide additional on-site parking. A copy of the May 23, 2023 Approval Letter is attached hereto as Exhibit A.

Petitioner seeks an extension of the 2023 Zoning approval beyond the initial two-year term. The Modular classroom has been in place since the summer of 2023 and is being used as an Arts and Music room for children in kindergarten through 8th Grade. St. Genevieve School has received no complaints from its surrounding neighbors or others throughout the community regarding the classroom. Finally, Petitioner has complied with the Zoning Hearing Board's 2023 condition that a landscape buffer be installed between the classroom and West Wissahickon Avenue. Petitioner planted ten (10) trees between the classroom and West Wissahickon Avenue in September of 2023 and they continue to grow. I attach Petitioner's 2023 Petition as Exhibit B to this Petition.

B. Petitioner's Compliance with Zoning Ordinance Section 114-165

The relief requested by Petitioner meets the requirements of Springfield Township Zoning Ordinance Section 114-165.A in that:

- (1) The relief request is consistent with the Comprehensive Plan of Springfield Township;
- (2) The proposed relief is consistent with the character and development of the area surrounding the Property;
- (3) The proposed relief is suitable with respect to traffic and parking considerations;

[Attachment 1 Continued on Next Page]

- (4) Petitioner's access points to adjacent roads will remain the same;
- (5) The proposed relief is reasonable with respect to its access to public services and utilities;
- (6) The use of the adjacent properties has been adequately safeguarded;
- (7) The proposed relief is not detrimental to the safety and/or welfare of the Township;
- (8) Unique circumstances regarding the irregularity of the shape of the Property have caused unnecessary hardship due to which the Property could not otherwise be further developed in strict conformity with the current Zoning Ordinance necessitating the requested relief;
- (9) Petitioner has not created the above-referenced hardship; and
- (10) The requested relief represents the least possible modification of the regulations in issue.

[END OF ATTACHMENT 1]

EXHIBIT A



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

COMMISSIONERS

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

Timothy B. Fenningham, Esq.
Fenningham, Dempster & Coval, LP
Five Neshaminy Interplex, Suite 315
Trevose, PA 19053-6941

May 23, 2023

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #23-13 for the property located at 1237 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0159-1004.

Dear Mr. Fenningham,

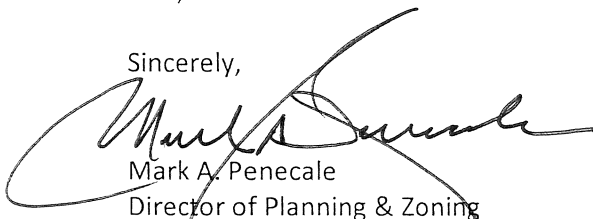
This letter is sent to inform you that on Monday, May 22, 2023, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-134.A, Subsection (8) & (14) of the Springfield Township Zoning Ordinance. The approval of this application allows for the placement of a 756 square foot temporary classroom to be placed within the existing paved play area of 1237 Bethlehem Pike, without the need to provide additional on-site parking. The approval of this application is subject to the following condition:

1. Saint Genevieve Church & School must install a landscaped buffer between the temporary classroom and the properties located on W. Wissahickon Avenue to the satisfaction of the Springfield Township Engineer by September 30, 2023, if the temporary classroom has been installed before that date.

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.

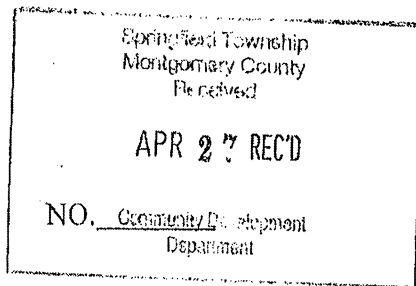
Sincerely,



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

EXHIBIT B



TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

DATE: 4/27/23

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We St. Genevieve Church & School
(Name of Applicant)

Of (Address) 1225 Bethlehem Pike, Flourtown, PA 19031

(Telephone No.) 215-836-2828

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article XIII, Section 114-
134, Subsections (8) and (14), of the Springfield Township Zoning Code.

 X Other (please specify) Petitioner seeks above referenced Variance Relief as detailed
in Attachment 1 appended hereto

The property concerned is located at 1237 Bethlehem Pike, Flourtown, PA 19031

Petitioner's Interest in the property is Fee Simple Record Owner


Present use of property Church and Elementary School

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

See Attachment 1

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.


Applicant's Signature


Owner's Signature
Timothy B. Fenningham, Esq.
Attorney for Owner/Applicant

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

St. Genevieve Church and School
Printed Name of Applicant

T. D. Fenningham 4/27/23
Applicant's Signature and Date

Timothy D. Fenningham, Esq.

Attorney for Owner/Applicant

ATTACHMENT 1

BEFORE THE SPRINGFIELD TOWNSHIP ZONING HEARING BOARD
MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF ST. GENEVIEVE SCHOOL

Property: 1237 Bethlehem Pike
Flourtown, Pennsylvania 19031

Tax Parcel No.: 52-00-01591-00-4

Zoning Classification: B Residential; C Residential; B-1 Business

A. Modular Classroom

Petitioner intends to install a modular classroom on the West Wissahickon Avenue side of its property at the location identified on the attached plan. The classroom will be subject to a two-year lease.

B. Petitioner hereby requests the following relief:

ZONING ORDINANCE SECTION

VARIANCE

114-134.A(8) and (14)

To allow a reduction in parking stalls required. Operationally, the Church parking demand currently controls, and will continue to control, parking requirements for the Property. Petitioner is not seeking a reduction in existing parking stalls at the Property. Petitioner merely seeks to continue to be permitted to operate with its current parking stall count. The proposed improvements will not have a negative impact on the Church parking needs and the existing parking stall count will be maintained.

C. Petitioner's Compliance with Zoning Ordinance Section 114-165

The relief requested by Petitioner meets the requirements of Springfield Township Zoning Ordinance Section 114-165.A in that:

- (1) The relief request is consistent with the Comprehensive Plan of Springfield Township;

[Attachment 1 Continued on Next Page]

- (2) The proposed relief is consistent with the character and development of the area surrounding the Property;
- (3) The proposed relief is suitable with respect to traffic and parking considerations;
- (4) Petitioner's access points to adjacent roads will remain the same;
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- (8) Unique circumstances regarding the irregularity of the shape of the Property have caused unnecessary hardship due to which the Property could not otherwise be further developed in strict conformity with the current Zoning Ordinance necessitating the requested relief;
- (9) Petitioner has not created the above-referenced hardship; and
- (10) The requested relief represents the least possible modification of the regulations in issue.

[END OF ATTACHMENT 1]

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



73

No. 310 - Fee Simple Deed - Typewritten
Vol. 8, Liber 104, 11, N. 11th St., Philadelphia

This Indenture

Made the 28th

day of *March*

in the year of our Lord one thousand nine

hundred and FIFTY EIGHT

Between

WILLIAM J. COSE and EDITH

his wife, Flourtown, Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania

(hereinafter called the Grantors), of the one part, and
REVEREND THOMAS G. DELANEY, an Pastor of ST. GENEVIEVE ROMAN CATHOLIC PARISH,
Flourtown, Township of Springfield, County of Montgomery, Commonwealth of Pennsyl-
vania, and not in his private or individual capacity, acting herein with the
authorization of His Excellency, Most Reverend John P. O'Hara, C.S.C., Archbishop
of Philadelphia (hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of
THIRTY-TWO THOUSAND (\$32,000) dollars
lawful
money of the United States of America, unto them well and truly paid by the said
Grantee at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and
confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and
confirm unto the said Grantee, his successors and assigns, solely in his
capacity as Pastor of ST. GENEVIEVE ROMAN CATHOLIC PARISH, Flourtown, Township
of Springfield, County of Montgomery, Commonwealth of Pennsylvania, and not in
his private or individual capacity.

ALL THAT CERTAIN tract or piece of Land with the buildings and improve-
ments thereon erected, situate in the Township of Springfield, County of Montgo-
mery State of Pennsylvania, and described according to a survey and plan thereof
made by George B. Mabue, Registered Professional Engineer of Glenside, Pennsyl-
vania dated October 26, 1948, as follows to wit:

BEGINNING at a point in the Westerly side of Bethlehem Pike (60 feet
wide) at the distance of 233.50 feet measured Southwardly from the intersection
which the Westerly side of Bethlehem Pike produced makes with the original center
line of Wissahickon Avenue (30 feet wide but since widened 10 feet on the North-
westerly side to its present width of 40 feet); thence along the said side of
Bethlehem Pike South 2 degrees 51 minutes 26 seconds West 128.55 feet to a point;
thence South 88 degrees 34 minutes 26 seconds West passing over a stone near the
Westerly side of Bethlehem Pike 126.33 feet to a stone; thence North 2 degrees
15 minutes 34 seconds West 37.31 feet to a stone; thence North 82 degrees 23
minutes 34 seconds West 49.62 feet to a stone; thence North 74 degrees 35 min-
utes 34 seconds West passing over a stone near the Southeasterly side of Wissa-
hickon Avenue 126.37 feet to a point in the Southeasterly side of the afore-
mentioned Wissahickon Avenue (40 feet wide); thence along the said side of Wissa-
hickon Avenue North 48 degrees 29 minutes 26 seconds East 82.80 feet to a point;
thence South 89 degrees 48 minutes East passing over a stone near the Southeasterly
side of Wissahickon Avenue and passing over a stone near the Westerly side of
Bethlehem Pike 243.18 feet to the place of beginning.

BEING the same premises which Cassie B. Cose, widow by Indenture
bearing date the 17th day of September A. D. 1937 and recorded in the Office
for the Recording of Deeds in Montgomery County in Deed Book 2822 page 398
[wherein the distance along the second course (South 88 degrees 34 minutes 26 seconds
West) of 126.33 feet was erroneously omitted] granted and conveyed unto William J.
Cose and Edith, his wife, in fee.

74



74



75
Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings, improvements, thereon erected

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his successors and Assigns, to and for the only proper use and behoof of the said Grantee, Reverend Thomas G. Delaney, as Pastor, and his successors as such Pastor, forever, subject to his control and disposition as aforesaid, and limited by the canons and ecclesiastical law of the Roman Catholic Church.

VALUE OF PREMISES AS DEFINED BY
COMMONWEALTH LAND
TILE INSURANCE COMPANY
PAID ON SUCH VALUE.

By *James Rehn*

And the said Grantors, for themselves, their

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee, his successors and Assigns, that they, the said Grantors, their

Heirs, all and singular, the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his successors and Assigns, against them the said Grantors, their

Heirs, and against all and every other Person and Persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will

WARRANT and forever DEFEND.

In Witness Whereof the said parties of the first part to these presents hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Thomas F. Baker
William J. Goss

The State stamp, affixed to these presents full jurisdiction,
including fees, and "concomitants."
William J. Goss
WILLIAM J. GOSS
Estate of
WILLIAM J. GOSS
SEAL
SEAL
SEAL

76

RECEIVED on the day of the date of the above Indenture of the above-named Grantor, the full consideration therein mentioned.

WITNESSES AT SIGNING:

William J. Goss
Edith Goss

William J. Goss
Edith Goss
WILLIAM J. GOSS
EDITH GOSS

ON THIS *28th* day of *March* Anno Domini 19 *58*, before me, the subscriber, a Notary Public residing in the County of *Montgomery*, personally appeared the above-named WILLIAM J. GOSS and EDITH, his wife

and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

William J. Goss
Notary Public
Springfield Township, Montg. Co.,
My Commission Expires 1-20-59

The residence of the within-named Grantee is 7 West Willschickon Avenue, Flourtown, Pa.
On behalf of said Grantor

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Deed

1958 2-28-58

WILLIAM J. GOSS, and EDITH, his wife
Flourtown, Pa.

GRANTEES
1142

REVEREND THOMAS G. DELANEY as Pastor of St. George's Roman Catholic Parish, Flourtown, Pa. and not in his private or individual capacity, acting with the authorization of his Excellency, The Most Reverend John F. O'Hara C.S.C. Archbishop of Philadelphia, Pa.

GRANTEE

1958 2-28-58

Township of SPRINGFIELD MONTGOMERY COUNTY, PENNA.
REGISTERED

DATE DAVID W. BARTSAPORE Township Engineer

PER 8-25-58

RECORDED in the Office for Recording of Deeds in and for Montgomery County
in Deed Book No. 2866 page 73 &c.
WITNESS my hand and seal of Office this 2nd day of April Anno Domini 19 58
Recorder *William J. Goss*

FENNINGHAM, DEMPSTER & COVAL LLP

OPERATING ACCOUNT

Five Neshaminy Interplex, Suite 315
Trevose, PA 19053-6941

CITIZENS BANK
PENNSYLVANIA

3-7615/360

58953 58953

DATE

Apr 25, 2023

AMOUNT

*****1,200.00

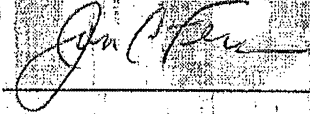
PAY

*****One Thousand Two Hundred Dollars and 00/100

TO
THE
ORDER
OF

Township of Springfield
Zoning Hearing Board
1510 Paper Mill Road
Wyndmoor, PA 19038

OPERATING ACCOUNT



⑈058953⑈ ⑆036076150⑆ 6101455029⑈

FENNINGHAM, DEMPSTER & COVAL LLP

DETACH AND RETAIN THIS STATEMENT

The Attached Check Is In Payment Of Items Described Below.
If Not Correct Please Notify Us Promptly. No Receipt Desired.

58953

DATE	DESCRIPTION	AMOUNT
	Date : Apr 25, 2023 Che # : 58953 Amount: 1,200.00 Paid To: Township of Springfield Zoning Hearing Board 1510 Paper Mill Road Wyndmoor, PA 19038 Re:Filing Fee - Petition for a Varlance - St. Genevieve Church & School	

