

**Springfield Township
Zoning Hearing Board
April 30, 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.

New Business:

Case #25-07: This is the application of **Christia & James Donohue**, owners of the property located at 508 Drayton Road, Oreland, PA 19075, also known as Parcel 5200-0537-0004. The applicants have requested a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The property owners seek approval to replace their existing 4-foot-high fence with a 5-foot-high fence along a portion of their Enfield Road frontage. The property is zoned within the B Residential District of Ward #3 of Springfield Township.

Case #25-08: This is the application of **Patricia & Darren Haile**, owners of the property located at 412 Suffolk Road, Flourtown, PA 19031, also known as Parcel 5200-1685-5004. The applicants have requested a variance from Section 114-54. B of the Springfield Township Zoning Ordinance. The property owners seek approval to construct an addition to the side of their home that will reduce the required 12-foot side yard setback to 9.76 feet and the required 35-foot aggregate side yard setbacks to 31.7 feet. The property is zoned within the A Residential District of Ward #1 of Springfield Township.

Case #25-09: This is the application of **The First Presbyterian Church in Springfield**, owners of the property located at 1710 Bethlehem Pike, Flourtown, PA 19031, also known as Parcel 5200-0189-1001 & Parcel #5200-1162-3007. The applicants have requested a variance from Section 114-81 and Section 114-101 of the Springfield Township Zoning Ordinance. The property owners seek approval to operate what they have labeled a “Limited Daycare Use” from the property. The property is zoned within the D Residential and the B-2 Business District of Ward #6 of Springfield Township.

Case #25-10: This is the application of **Julie & Patrick Kelly**, owners of the property located at 509 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel 5200-1824-6007. The applicants have requested a variance from Section 114-135. A of the Springfield Township Zoning Ordinance. The property owners seek approval to install a 6-foot-high fence, 7 feet from the front property line, instead of the required 15 feet. The property is zoned within the A Residential District of Ward #5 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Tuesday, May 29, 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

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.

Wednesday, April 30, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

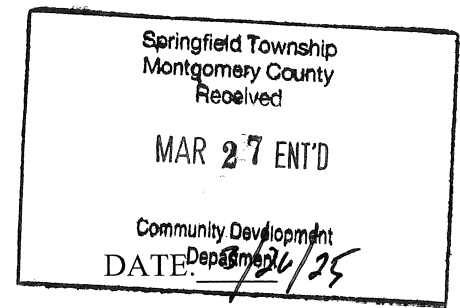
Case #25-07: This is the application of **Christia & James Donohue**, owners of the property located at 508 Drayton Road, Oreland, PA 19075, also known as Parcel 5200-0537-0004. The applicants have requested a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The property owners seek approval to replace their existing 4-foot-high fence with a 5-foot-high fence along a portion of their Enfield Road frontage. The property is zoned within the B Residential 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](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. 25-07

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We James and Christia Donohue
(Name of Applicant)

Of (Address) 508 Drayton Rd. Oreland, PA 19075

(Telephone No.) 609-204-2526

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 135,
Subsection A, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 508 Drayton Rd. Oreland, PA 19075

Petitioner's Interest in the property is home owner



Present use of property primary 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.

This Petition is requesting a variance from the fencing requirements set forth in Article 114, Section 135, Subsection A of the Springfield Township Zoning Code. We would to replace our existing 4 foot tall fence, with a 5 foot tall fence. The fence line running running along Enfield Rd. starts at approximately 20 feet from the center of Enfield Rd. The first section of a 6 foot privacy fence, separating our property from 419 Crest Rd. will start approximately 20 feet from the center of Enfield Rd. We are requesting this variance because we have two small children (6 and 10) and two large dogs.

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 # 25-07
Check # 1832
\$500.00


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.

James Danaher
Printed Name of Applicant

Jim P. Danaher 3/27/25
Applicant's Signature and Date

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 52-00-05137-00-4

File No.: 16PA05915

DEED

Martin L. Longstreth, III and Laura A. Longstreth, also known as Laura
Urmson, husband and wife

to

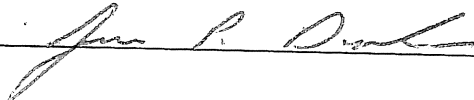
James P. Donohue and Christia H. Donohue

PREMISES:

508 Drayton Road
Township of Springfield
County of Montgomery
Pennsylvania
Parcel No.: 52-00-05137-00-4

The address of the above named Grantee(s) is:
508 Drayton Road
Oreland, PA 19075

Certified by: _____



DEED

THIS INDENTURE made this 12th day of August, 2016.

Between

MARTIN L. LONGSTRETH, III AND LAURA A. LONGSTRETH, ALSO KNOWN AS LAURA URMSON, HUSBAND AND WIFE, (hereinafter called the Grantors) and

JAMES P. DONOHUE AND CHRISTIA H. DONOHUE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Three Hundred Seventy Thousand One Hundred And No/100 Dollars (\$370,100.00) 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, their heirs and assigns ,
Tenants by the entirety

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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, 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

EXHIBIT A

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, and described in accordance with a Plan of Enfield Tract No. 1 made by Barton and Martin, Civil Engineers of Philadelphia, Pennsylvania, dated April 30, 1940 and revised August 28, 1940 as follows to wit:

Beginning at a point on the Northeast side of Drayton Road (50 feet wide) at the starting point of a curve to the left with a radius of 40 feet which connects the said Northeast side of Drayton Road with the Northeast side of Enfield Road (50 feet wide); thence extending along said curve to the left with a radius of 40 feet the arc distance of 86 and twenty-nine one-hundredths feet to a point of tangency on the Northwest side of Enfield Road; thence extending North 42 degrees east along the Northwest side of Enfield Road 69 and forty-seven one-hundredths feet to a point; thence extending north 14 degrees 24 minutes West 54 and eighty-seven one-hundredths feet to a point; thence extending South 75 degrees, 30 minutes West 120 feet to a point on the northeasterly side of Drayton Road; thence extending South 14 degrees, 24 minutes East along the said northeasterly side of Drayton Road 60 feet to the point of curve and place of beginning.

BEING Lot No. 1 Section "E" on said plan.

Being Parcel No. 52-00-05137-004

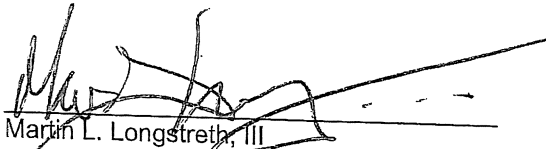
Being the same property which Troy L. Dobson and Deborah E. Dobson, granted and conveyed unto Martin L. Longstreth III and Laura A. Longstreth, as tenants by the entireties by deed dated November 20, 1999 and recorded January 20, 2000 in the Recorder's Office of said County in Deed Book 5304 Page 1012.

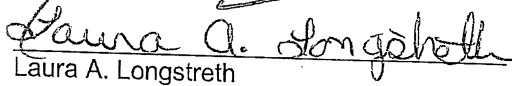
AND the said Laura A. Longstreth is also known as Laura Urmson.

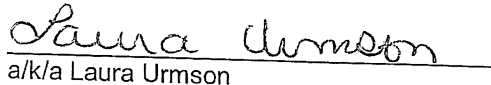
Parcel No.: 52-00-05137-00-4

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:


Martin L. Longstreth, III


Laura A. Longstreth

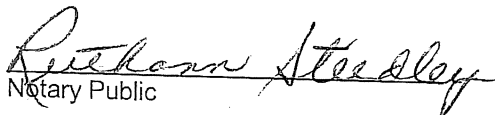

a/k/a Laura Urmson

Commonwealth of ~~Pennsylvania~~
N.J.

County of Cape May

On this, the 12th day of August 2016, before me, the undersigned Notary Public, personally appeared Martin L. Longstreth, III and Laura A. Longstreth, also known as Laura Urmson, husband and wife known to me (or satisfactorily proven) to be the person 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.


Notary Public

My Comm. Expires May 23, 2017
RUTHANN STEEDLEY
ID #2360265
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 23, 2017

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-135. Fences and walls.

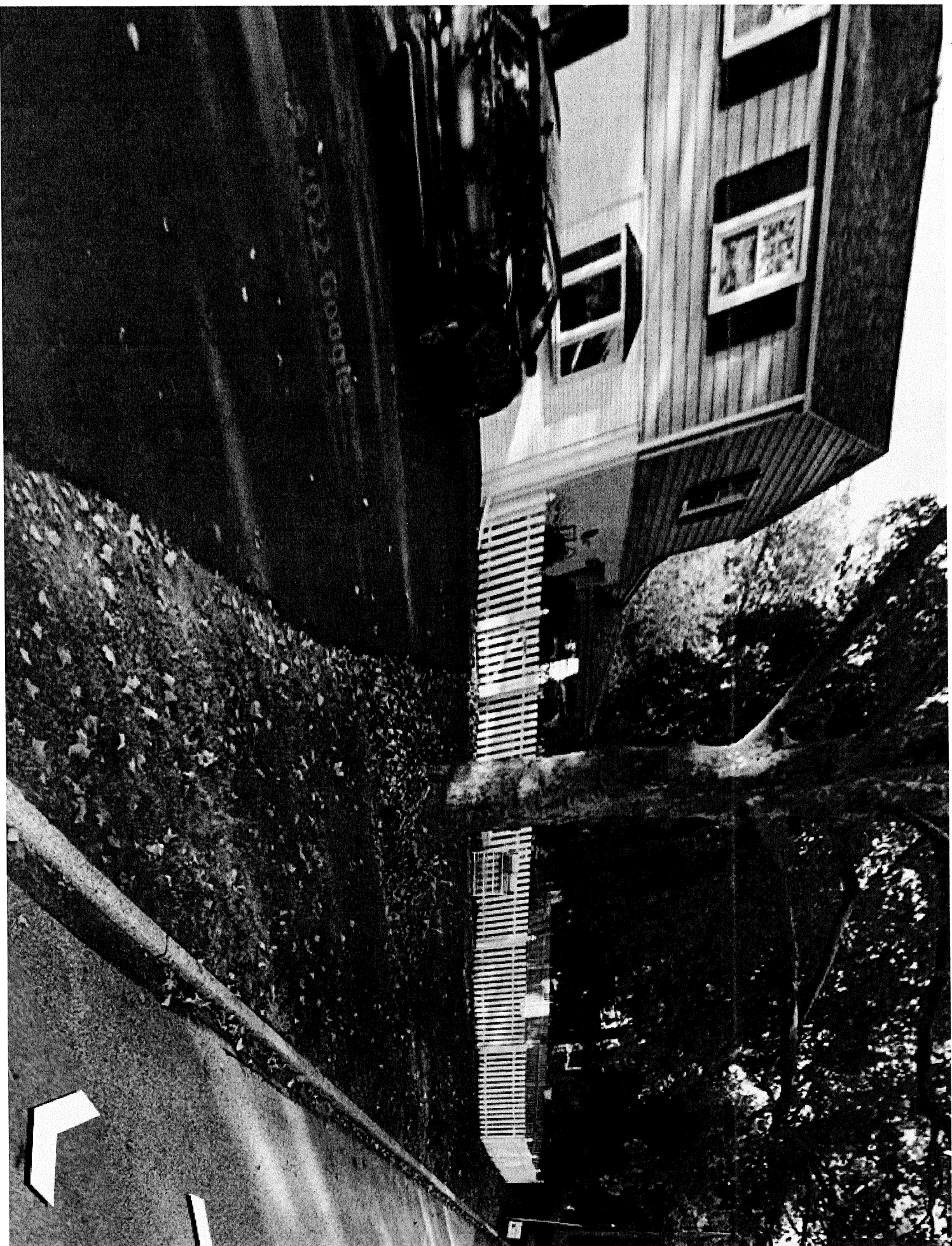
[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B. Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C. Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.^[1] The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

[1] *Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.*









The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

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COMMISSIONERS

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President

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Vice President

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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.

Wednesday, April 30, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #25-08: This is the application of **Patricia & Darren Haile**, owners of the property located at 412 Suffolk Road, Flourtown, PA 19031, also known as Parcel 5200-1685-5004. The applicants have requested a variance from Section 114-54. B of the Springfield Township Zoning Ordinance. The property owners seek approval to construct an addition to the side of their home that will reduce the required 12-foot side yard setback to 9.76 feet and the required 35-foot aggregate side yard setbacks to 31.7 feet. The property is zoned within the A Residential 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

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

Springfield Township
Montgomery County
Received

MAR 28 ENT'D

Community Development
Department
3/28

DATE: _____

NO. 25-08 _____

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Darren M Haile
(Name of Applicant)

Of (Address) 412 Suffolk Road, Flourtown, PA 19031

(Telephone No.) 215-532-8074

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 114, Section 54.B,
Subsection _____, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

The property concerned is located at 412 Suffolk Road. Flourtown, PA 19031

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

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 are constructing an addition to the side of our home that will reduce the sideyard setback to 9.76 feet with an aggregate of 31.7 feet. The proposed addition will be used as living space for my inlaws. The proposed addition will not include a kitchen, but will have a bathroom, bedroom and small livingroom. The proposed addition was placed in this location because it allows the easiest access from the driveway and my existing utilities {water & sewer} are on this side of my home. The side yard setback is required to be a minimum of 12 feet with an aggregate of 35 feet.

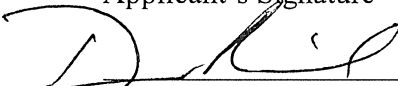
APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

CASE # 25-08

Check # 591

\$500.00

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**

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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

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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.

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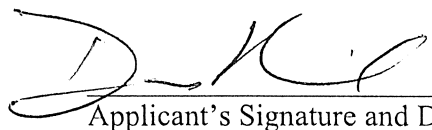
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall 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.

Darren M. Haile

Printed Name of Applicant

 3/28/25
Applicant's Signature and Date

Deed

UPI # 52-00-16855-00-4

Estate of Rachel G. Myers, deceased

TO

Patricia W. Haile and Darren M. Haile

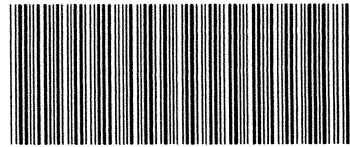
Springfield Abstract, Inc.
1415 Bethlehem Pike
Flourtown, PA 19031
215-836-1000 Fax: 215-836-1141



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 6284 PG 02671 to 02675
INSTRUMENT # : 2022059802
RECORDED DATE: 06/01/2022 10:55:48 AM



6113287-00210

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 05/24/2022
Reference Info:

Transaction #: 6595065 - 2 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Springfield Abstract
1415 Bethlehem Pike
Flourtown, PA 19031
(215) 836-1000

PAID BY:
SPRINGFIELD ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 52-00-16855-00-4
Address: 412 SUFFOLK RD

FLOURTOWN PA
19031
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$365,000.00
TAXABLE AMOUNT: \$365,000.00

FEES / TAXES:

Recording Fee: Deed \$86.75
State RTT \$3,650.00
Springfield Township RTT \$1,825.00
Springfield School District RTT \$1,825.00

Total: \$7,386.75

DEED BK 6284 PG 02671 to 02675
Recorded Date: 06/01/2022 10:55:48 AM

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 and Return to:

Springfield Abstract, Inc.
1415 Bethlehem Pike
Flourtown, PA 19031

File No. SAC-12491

UPI # 52-00-16855-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-16855-00-4 SPRINGFIELD TOWNSHIP
412 SUFFOLK RD
MYERS ROBERT W & RACHEL G
B 046C L 47 U 038 1101 05/27/2022

\$15.00
JU

This Indenture, made the 24th day of May, 2022,

Between

**ESTATE OF RACHEL G. MYERS, DECEASED, BY MARY E. FRIEDEL,
EXECUTRIX**

(hereinafter called the Grantor), of the one part, and

PATRICIA W. HAILE AND DARREN M. HAILE

(hereinafter called the Grantees), of the other part,

Witnesseth that in consideration of the sum off **Three Hundred Sixty-Five Thousand And 00/100** Dollars (**\$365,000.00**), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as tenants by the entirety, their heirs and assigns,

ALL THAT CERTAIN Lot or piece of ground, together with the building and improvements thereon erected, Situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 47 as shown on the plan of development known as Wedgewood made for Lucan Corporation, by Barton and Martin, Engineers, on March 3, 1953, and recorded May 26, 1953 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2357 page 601, said lot being more fully bounded and described as follows, to wit:-

SITUATE on the Southeasterly side of Suffolk Road (50 feet wide) at the distance of 532.88 feet measured North 35 degrees 59 minutes 30 seconds East from the intersection of the said Southeasterly side of Suffolk Road with the Northeasterly side of Wedgewood Road (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Southeasterly side of Suffolk Road North 35 degrees 59 minutes 30 seconds East 80 feet and extending of that width in length or depth South 54 degrees no minutes 30 seconds East between parallel lines at right angles to the said Southeasterly aide of Suffolk Road, 165 feet.

FOR INFORMATION ONLY: Parcel No. 52-00-16855-00-4

Being the same property conveyed to Robert W. Myers and Rachel G. Myers, his wife, as tenants by the entireties by Fee Simple Deed from Robert W. Swingle and

Ruth A. Swingle, his wife of record as (book) 3786 / (page) 224 in the Recorder of Deeds Office for Montgomery County, Pennsylvania, dated September 1, 1972 and recorded on September 7, 1972.

AND THE SAID Robert W. Myers has since departed this life on --/--/----, leaving title vested in Rachel G. Myers, by right of survivorship.

AND THE SAID Rachel G. Myers, has since departed this life on April 2, 2021, leaving a Last Will and Testament duly filed and probated as Estate No. 46-2021-X2260 in the Office of the Register of Wills of Montgomery County, wherein she did nominate Mary E. Friedell, to whom Letters Testamentary were granted on June 4, 2021.

Being also known as 412 Suffolk Road, Flourtown, PA 19031

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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 the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the 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 **Mary E. Friedell, Executrix**, Executor of the aforesaid covenants, promises and agrees to and with said Grantees, their heirs and assigns, that he/she, the said Executor of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

ESTATE OF RACHEL G. MYERS, DECEASED

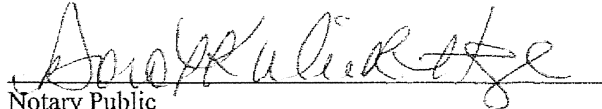
By: Mary E. Friedell, Executrix {SEAL}
Mary E. Friedell, Executrix

By: _____ {SEAL}

Commonwealth of Pennsylvania } ss
County of Montgomery


On this, the 24th day of May, 2022, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Mary E. Friedell, Executrix** of the Estate of Rachel G. Myers, deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

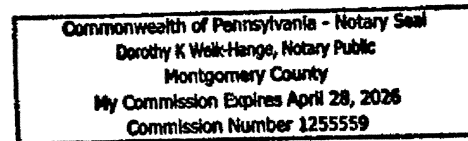
I hereunto set my hand and official seal.


Notary Public
My commission expires _____

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

412 Suffolk Road
Flourtown, PA 19031


On behalf of the Grantees



Chapter 114. Zoning

Article V. A Residence District

§ 114-54. Yards.

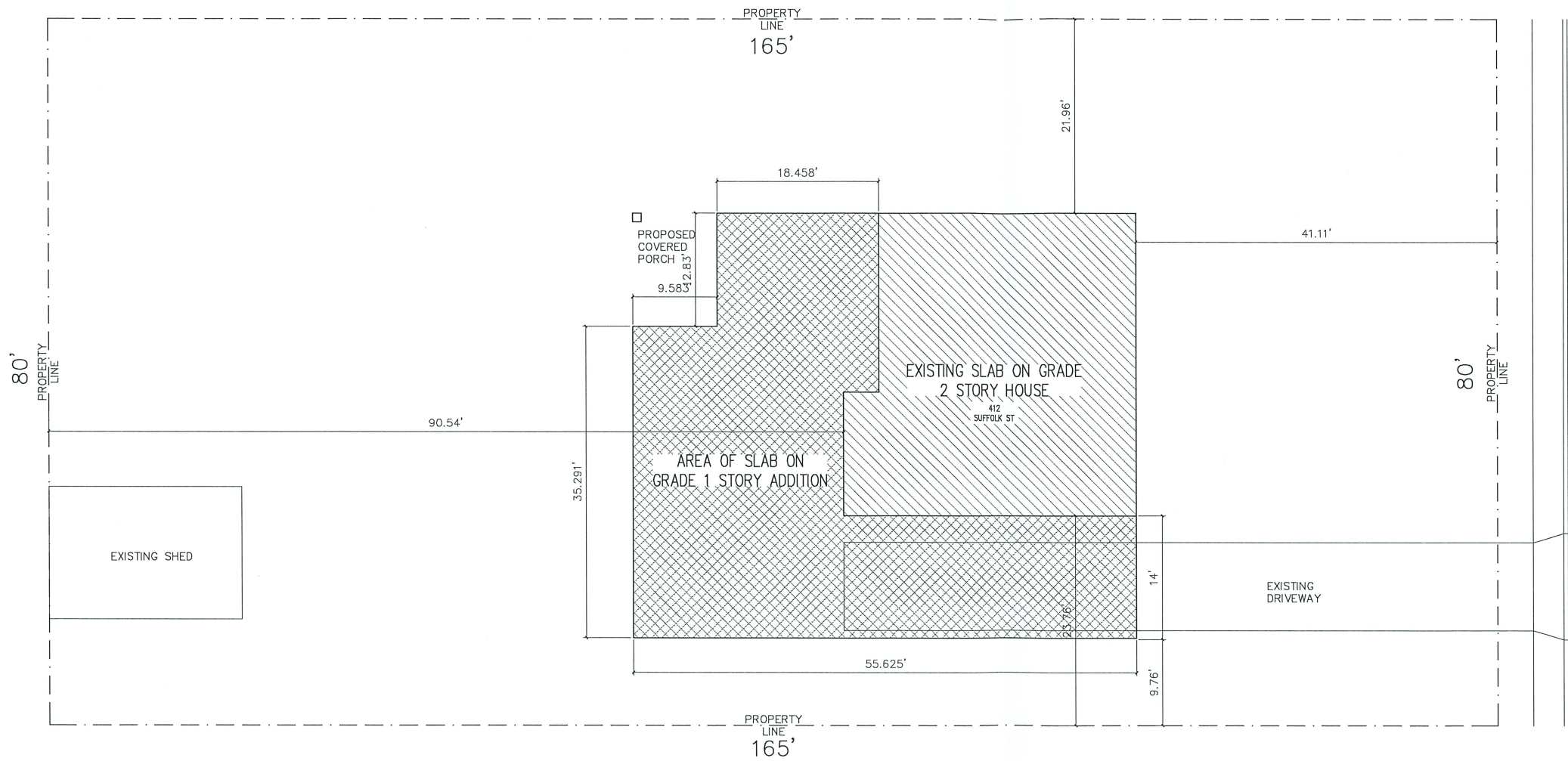
A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 40 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 100 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 35 feet, but neither side yard shall be less than 12 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 85 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 yards is not thereby reduced to less than the required minimum of 12 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.



1 SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE: PROPERTY LINE DEED
DIMENSIONS PER SITE SURVEY BY
SCHOCK GROUP
1982 BUTLER PIKE, STE5
CONSHOHOCKEN, PA 19428



2 LOCATION PLAN
SCALE: N.T.S.



3 EXISTING CONDITIONS

↔ SUFFOLK ROAD (50' ROW) ↔

In Earnest
Design

123 LEVERINGTON AVENUE, SUITE 300
PHILADELPHIA, PA 19127

REV	DATE	REMARKS
	03-31-25	PROPOSED SITE PLAN

COPYRIGHT BY IN EARNEST DESIGN
PHILADELPHIA, PA. ALL RIGHTS RESERVED.
THE PLANS, ELEVATIONS, DRAWINGS,
INTENTS AND OTHER MATERIAL CONTAINED
WITHIN THIS PLAN SET ARE THE PROPERTY
OF IN EARNEST DESIGN AND MAY NOT BE
REPRODUCED, COPIED, EITHER WHOLLY
OR PARTIALLY, WITHOUT THE EXPRESS
WRITTEN PERMISSION OF IN EARNEST
DESIGN.

PROJECT:
Addition
Project No.: 25009
412 Suffolk Rd, Flourtown, PA

DRAWING TITLE:
**ZONING
SITE PLAN**
DRAWN BY:
C.D.K.
DATE:
02-18-25
FILE NAME:
d&t

SI-1



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

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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.

Wednesday, April 30, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #25-09: This is the application of **The First Presbyterian Church in Springfield**, owners of the property located at 1710 Bethlehem Pike, Flourtown, PA 19031, also known as Parcel 5200-0189-1001 & Parcel #5200-1162-3007. The applicants have requested a variance from Section 114-81 and Section 114-101 of the Springfield Township Zoning Ordinance. The property owners seek approval to operate what they have labeled a "Limited Daycare Use" from the property. The property is zoned within the D Residential and the B-2 Business 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](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. 25-09

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We The First Presbyterian Church in Springfield
(Name of Applicant)

Of (Address) 1710 Bethlehem Pike, Flourtown, PA 19031

(Telephone No.) c/o 484-684-4203

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
the "Permitted uses" Sections of both Article VIII (D-Residence District) Section 114-81; and Article X (B2-Business District) Section 114-101, to allow a Day Care Center (including before/after care and summer camp) for children, upon the subject property located in both Districts.

The property concerned is located at 1710 Bethlehem Pike, and is comprised of two
Parcels: 1) 52-00-01891-001 (acquired in 1856 by Deed attached) ; and 2) 52-00-11623-007
(acquired in 1954 by Deed attached)

Petitioner's Interest in the property is Legal Owner

Present use of property Church

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 Subject Property possesses certain unique physical characteristics, among them its location, split-zoning, and its consistent long-term use and improvement (nearly 175 years) as a Church. Relief from the Ordinance is now necessary to afford the additional, reasonable, and limited Day Care use proposed.

The Applicant, at the Public Hearing, will present sworn testimony, exhibits, and other evidence to establish entitlement to the relief requested pursuant to the Pennsylvania Municipalities Planning Code, the Springfield Township Zoning Ordinance, and other requirements.

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 #9176
\$1,200⁰⁰

Case #25-09



Applicant's Signature

By: Applicant's Counsel
Joseph C. Kuhls

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.

Joseph C. Kuhls

Printed Name of Applicant

J C Kuhls

Applicant's Signature and Date

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



DEED
John Sorber, et al
To
First Presbyterian Church
in Springfield

This Indenture made the Twenty sixth day of December in the year of our Lord one thousand eight hundred and fifty six between John Sorber of Springfield Township Montgomery County in the State of Pennsylvania Sheriff and May Ann his wife of the one part And the First Presbyterian Church in Springfield in the said Township of Springfield County and State of Pennsylvania of the other part Witnesseth that the said John Sorber and May Ann his wife for and in consideration of the sum of one thousand and twenty Dollars lawful money of the United States of America unto them in hand paid by the said First Presbyterian Church in Springfield and unto him the sealing and delivery thereof the receipt and payment whereof they do here by acknowledge and thence acquit and forever discharge the said First Presbyterian Church and their successors and assigns, as well as the members of the said First Presbyterian Congregation in Springfield) Have granted bargain'd sold alien'd released released and confirmed And by these presents do grant bargain sell alien release release and confirm unto the said First Presbyterian Church in Springfield and to their successors and assigns in fee simple forever two certain lots or pieces of land situate in said Township of Springfield the first of them Beginning at a stone set for a corner on the East side of the Greenut Hill and Springfield Turnpike Road a corner of this and land of Daniel Sheffer thence by the said Sheffer's land North sixty eight degrees five minutes East thirty one perches and fifty six a hundredths to a stone in a line of land belonging to George Loeber thence by the said Loeber's land South two degrees twenty two minutes East five perches and thirty eight a hundredths to a stake a corner of this and other land of John Sorber party hereto thence by the said Sorber's other land South sixty eight degrees five minutes West thirty one perches and fifty six a hundredths to a stake on the East side of the aforesaid Turnpike Road and thence along the East side of said Turnpike Road North two degrees twenty two minutes West five perches and thirty eight a hundredths to the place of beginning containing One Acre of Land they being the same premises which Jacob Day and John Katz Admrs. bequeathed to the Estate of Peter Scott late of said Springfield Township deceased by their Indenture bearing date the Twenty seventh day of March A.D. 1836 for the consideration therein mentioned did grant and confirm unto the said John Sorber and to his heirs and assigns forever as in and to the said recited Indenture shortly to be recorded in the Office for Recording of Deeds at Philadelphia in and for the County of Montgomery reference being thereunto had so appears, the other of them Beginning at a stake on the East side of the aforesaid Turnpike Road a corner of this and the herein before described lot thence by the same North eight degrees five minutes East thirty one perches and fifty six a hundredths to a stake in the line of land belonging to the before mentioned George Loeber thence by the said Loeber's land South two degrees twenty two minutes East five perches and thirty eight a hundredths to a stone set for a corner of this and land belonging to Seth Smith thence by the said Smith's land and land belonging to Daniel Sheffer South sixty eight degrees five minutes West thirty one perches and fifty six a hundredths to a stone on the East side of the aforesaid Turnpike Road and thence

along the East side of said dovec North two degrees twenty two minutes North
 five perches and thirty eight hundredths to the place of beginning containing
 One Acre or more or less they being the same premises which
 John Dorber and Mary Ann his wife by their Indenture bearing date the
 second day of April 1856 for the consideration therein mentioned did grant
 and confirm unto the said John Dorber and to his heirs and assigns forever
 as in and by the said recited Indenture shortly to be recorded in the Office
 for Recording Deeds at Westminster in and for the County of Montgomery being
 being themselves had so appears together with all and singular the Appurtenances
 Way, Woods, Water, Dike courses, Rights, Liberties, Privileges, Creditors and by
 appurtenances whatsoever thereto belonging to in all things appertaining and
 the Reversions and Remainders thereof and also all the estate right title prop-
 erty claim and demand whatsoever of them the said John Dorber
 and Mary Ann his wife in law equity or otherwise howsoever of us to or out
 of the same to have and to hold the above two described lots or pieces of land
 containing together Two Acres of land Reversions and Premises here-
 by granted or mentioned or intended so to be with the Appurtenances unto
 the said First Presbyterian Church their successors and assigns forever
 In Trust Useless to and for the special uses intents and purposes here-
 in after mentioned and declared of and concerning the same, That is to say
 to and for the use intent and purpose of erecting a Church thereon for the pur-
 pose of worshipping Almighty God and to use the ground for a human to-
 rial place or place of interment of the dead of the Members of the said First
 Presbyterian Church and the dead of such other persons to whom they may
 sell lots or rights to bury their dead in accordance with the powers vested
 in them by the Act of Incorporation and the By-laws now enacted or that
 may hereafter be enacted forever and for no other uses intents and pur-
 poses whatsoever And the said John Dorber for himself his heirs executors
 and administrators doth hereby covenant promise grant and agree to and
 with the said First Presbyterian Church their successors and assigns that
 he the said John Dorber and his heirs the above described two lots or pieces of
 land and Premises hereby granted or mentioned or intended so to be with
 the Appurtenances unto the said First Presbyterian Church their suc-
 cessors and assigns against them the said John Dorber and his heirs and
 against all and every other person or persons whomsoever lawfully claiming or
 claiming by from or under him them or any of them shall and will defend
 and forever defend by these presents, In witness whereof the said parties have
 hereunto interchangeably set their hands and seals the day and year first
 so written

Sealed and delivered in presence of us
 the undersigned Notary Public for the County of Montgomery
 this first day of June 1856
 John Dorber
 Mary Ann Dorber
 John Dorber
 Mary Ann Dorber
 John Dorber
 Mary Ann Dorber

Received on the day of the date of the above written Indenture of the above
 named First Presbyterian Church the sum of One Thousand and twenty five
 Dollars being the Consideration money above mentioned in full
 Witness present at signing
 John Dorber
 Mary Ann Dorber
 John Dorber
 Mary Ann Dorber

Montgomery County ss

Be it remembered that on the Twenty sixth day of December 1816 before me the subscriber one of the Justices of the Peace in and for said County by name the above named John Sorber and Mary Ann his wife and acknowledged the above written Indenture to be their act and deed and desired the same might be recorded as such according to law. The said Mary Ann being of full age and by me duly examined separate and apart from her said husband and the contents of the said Indenture being first made known to her declared that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband, the testimony whereof I have hereunto set my hand and seal the day and year afore said.

Recorded April 13. 1815

James Coates

Deed
Thomas Witting et ux
To
Seth Sorber

This Indenture made the Twentieth day of April in the year of our Lord one thousand eight hundred and sixty five between Thomas Witting of Springfield Township, Montgomery County, Pennsylvania and Susa his wife of the one part and Seth Sorber of the said Township of Springfield of the other part Witnesseth Thomas Witting and Susa his wife for and in consideration of the sum of Twenty five hundred and two dollars sixty five cents lawful money of the United States of America unto them well and lawfully paid by the said Seth Sorber at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged. Have granted bargain sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Seth Sorber his heirs and assigns all that certain tract or piece of land situated partly in the Township of Springfield and partly in the Township of White Marsh in said County bounded and described as follows: Beginning at a stake in the middle of a Road leading from the Chestnut Hill and Springfield Turnpike Road to the Church Road being a corner of the land of Seth Sorber thence along the middle of said Road North twenty three degrees East thirty one fathoms and eighty four hundredths to a stake in the middle of the Church Road thence along the middle of said Church Road South fifty degrees forty two minutes East thirty four fathoms ninety seven hundredths to a corner of Seth Sorber other land and by the same South fifty six degrees twenty two minutes West fifty nine fathoms and five hundredths to a stone another corner of another tract of said Seth Sorber land and by said tract North twelve degrees thirty five minutes West thirty four fathoms and twenty four hundredths to a stake and by the said Sorber lot North three degrees thirty three minutes West twelve fathoms and twelve hundredths to the place or beginning containing Ten Acres and One hundred and forty nine fathoms of land. Being a part of the same premises which Adam Haden and his wife by their last Indentures the first of them dated the first day of April 1815 is recorded in the Office for the Recording of Deeds in and for said County of Montgomery in Book No 55 page 516 and the other dated the eighth day of April 1816 Recorded in the aforesaid Office in Book No 55 page 568 so did grant and confirm unto

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



This Indenture,

Made the 28th day of October in the year of our Lord
 one thousand nine hundred and Fifty-four (1954) BETWEEN LOUISE W. MARTER, ADMIN-
 ISTRATRIX C.T.A. OF THE WILL OF ALEXANDER B. MARTER (also known as Alexander
 Burtis Marter, Alexander Burtis Marter, Sr. Alexander Marter and Alex B. Marter,
 deceased;

(hereinafter called the Grantor) party of the first part;—

A N D

THE FIRST PRESBYTERIAN CHURCH IN SPRINGFIELD,

of the other part, Witnesseth, That the said Grantor

for and in consideration of the sum of TWENTY SEVEN THOUSAND TWO HUNDRED DOLLARS (\$27,200.00)

lawful money of the United States of America, unto her well and truly paid by the said
 Grantee,

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
 edged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these
 presents does

grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors

and assigns,

ALL THAT CERTAIN tract, piece or parcel of land, SITUATE in Township of Spring-
 field, County of Montgomery, State of Pennsylvania, bounded and described as
 follows to wit: BEGINNING at a post on the East side of Chestnut Hill and
 Springhouse Turnpike Road (now known as Bethlehem Pike) on the South side of a
 public road (now known as Mill Road) leading from Church Road to said Turnpike
 Road (now known as Bethlehem Pike), thence along the East side of said Turnpike
 Road (now known as Bethlehem Pike) North two degrees, twenty-two minutes, West
 Seven and twenty-eight one-hundredths perches to a stake, a corner of land of the
 Flourtown Presbyterian Church; thence by same North Sixty-eight degrees, five
 minutes, East Twenty-six and nineteen one-hundredths perches to a stake a corner,
 of other land of said George Scheetz, thence by the same South two degrees, twenty
 two minutes, East Twelve perches to a stake on the South side of the aforesaid
 Road, thence along the South side of said Road South Seventy-eight and three-
 quarter degrees, West Twenty-two and eighty-three one-hundredths perches to the
 place of beginning.
CONTAINING 1 acre, 57 perches of land be the same more or less.

BEING the same premises which Edward P. McCloskey, singleman, et al, by Indenture
 bearing date the 3rd day of September A.D. 1953 and recorded at Norristown in
 the Office for the Recording of Deeds, in Deed Book 2403 page 284 &c. granted and
 conveyed unto Alexander B. Marter, in fee.



To have and to hold the said tract, piece or parcel of land

_____hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, _____ unto the said Grantee, its successors

_____and assigns to and for the only proper use and behoof of the said Grantee, its successors _____

and assigns forever

UNDER AND SUBJECT as aforesaid _____

And the said Grantor, for herself, her heirs, executors, administrators, _____ does covenant, promise and agree, to and with the said Grantee, its successors _____ and assigns, by these presents, that she _____ the said Grantor, Administratrix, C.T.A. as aforesaid, _____

has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, said Louise W. Marter, Administratrix C.T.A. of Will of Alexander B. Marter, also known as Alexander Burtis Marter, Alexander Burtis Marter Sr., Alexander Marter and Alex B. Marter dec'd has hereunto set her hand and seal, dated the day and year first therein mentioned.

The state stamp affixed represents tax on full of 10 cents including liens and encumbrances.

SEALED AND DELIVERED

IN THE PRESENCE OF US

John H. Lewis
John H. Lewis

Louise W. Marter (SEAL)
LOUISE W. MARTER, Administratrix C.T.A. of Will of Alexander B. Marter, also known as Alexander Burtis Marter, Alexander Burtis Marter Sr., Alexander Marter and Alex B. Marter dec'd

On the 27th day of October Anno Domini 19 54, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Philadelphia, personally appeared the above-named

LOUISE W. MARTER, ADMINISTRATRIX, C.T.A. of Will of Alexander B. Marter, also known as Alexander Burtis Marter, Alexander Burtis Marter Sr., Alexander Marter and Alex B. Marter, dec'd and in due form of law acknowledged the above Indenture to be _____ her own _____ act and deed, and desired the same might be recorded as such.

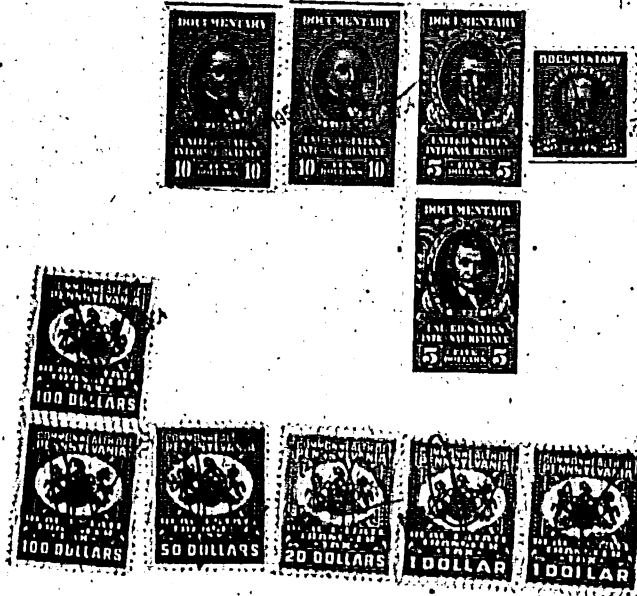
In Witness my hand and Notarial seal the day and year aforesaid _____

John H. Lewis
NOTARY PUBLIC
The Commonwealth of Pennsylvania, 1954



254
 AND the said Alexander B. Marter, also known as Alexander Burtis Marter, Alexander Burtis Marter, Sr. Alexander Marter and Alex B. Marter, being so thereof seized died on or about the 9th day of April A.D. 1954 leaving a will dated the 15th day of February A.D. 1953 and duly registered in Will Book 128 page 421 for whose estate Letters of Administration C.T.A. were duly granted on June 12th A.D. 1954 unto Louise W. Marter.

UNDER AND SUBJECT to agreements as of record.



VALUE OF PREMISES AS DEFINED BY
 ORDINANCE IS \$ 27,200.00 TAX
 PAID ON SUCH VALUE

COMMONWEALTH OF MASSACHUSETTS

By Charles Lardner

Together with all and singular

ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto 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 said Grantor, Administratrix C.T.A. as aforesaid; _____
 in law, equity,
 or otherwise howsoever, of, in, and to the same and every part thereof _____



256

Herein, the day of the date of the within or foregoing Indenture, of the within named Grantee the full amount of the within consideration money.

Louise W. Marter
LOUISE W. MARTER, ADMINISTRATOR
C.T.A. AS AFORESAID

On the _____ day of _____ Anno Domini 19____ before me the subscriber personally appeared _____ of the said _____

who being duly _____ according to law, says that he was personally present at the execution of the above Indenture, and saw the Common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed thereto is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by _____ of the said Corporation, as and for the acts and deed of the said Corporation, for the uses and purposes therein mentioned,

and of _____ and that the names of this _____ as _____ of the said Corporation, subscribed to the above Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings.

and subscribed before me, the day and year _____ aforesaid. WITNESS my hand and _____ seal.

The _____ of the within named Grantee
is *Robert C. Fisher*
On behalf of the Grantee

X246646 M S-00
NOV 12 1954

DEED

LOUISE W. MARTER, ADMINISTRATOR

RIX AS AFORESAID

618

T O

THE FIRST PRESBYTERIAN CHURCH
IN SPRINGFIELD

PREMISES: Chestnut Hill & Spring
house Trpk. Rd. Springfield, Pa.
Montgomery Co. Penna.

8-53 John C. Clark Company, Philadelphia 772A

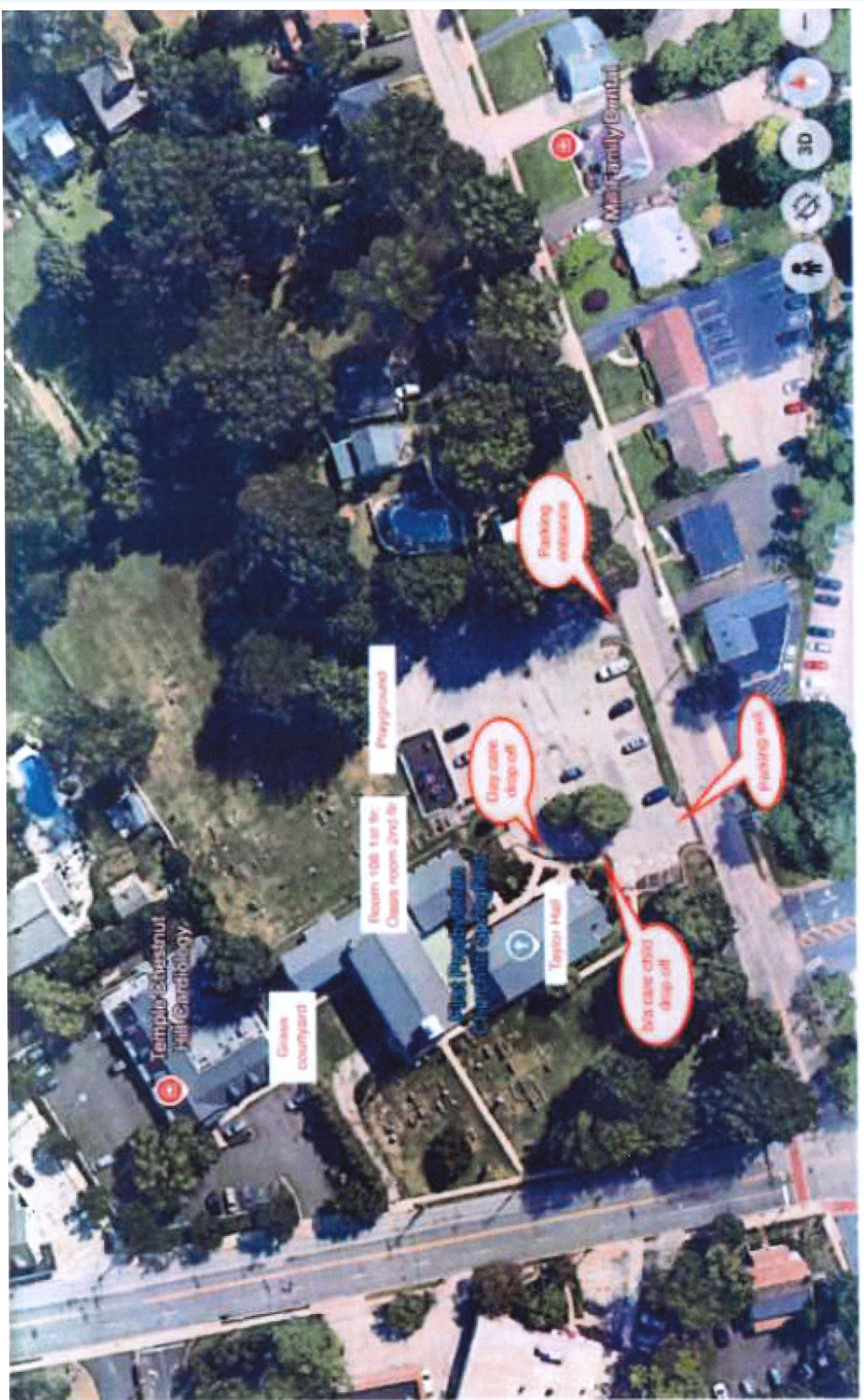
THE BACHER COMPANY
8300 GERMANTOWN AVENUE
CHESTNUT HILL, PA.
TOWNSHIP OF SPRINGFIELD, PA.
MONTGOMERY COUNTY, PENNA.

B
- REGISTERED -
DATE Nov 12 - 1954
DAVID W. BANBRIDGE
Township Engineer

Recorded in the office for the recording of Deeds in and for Montgomery County
in Deed Book No. 2521 page 253 &c.
Witness my hand and seal of Office this 12th day of November Anno Domini 1954

William J. Riden
Recorder
Deputy Recorder







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.

Wednesday, April 30, 2025, at 7:00 p.m. at which time a public meeting will commence on the following application:

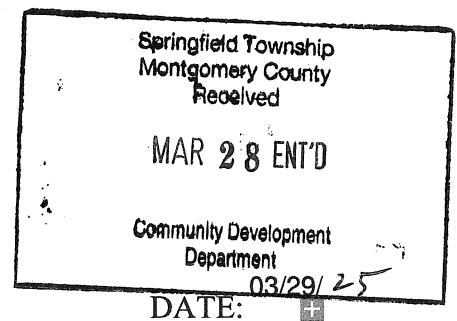
Case #25-10: This is the application of **Julie & Patrick Kelly**, owners of the property located at 509 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel 5200-1824-6007. The applicants have requested a variance from Section 114-135. A of the Springfield Township Zoning Ordinance. The property owners seek approval to install a 6-foot-high fence, 7 feet from the front property line, instead of the required 15 feet. The property is zoned within the A Residential District of Ward #5 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. 25-10

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Patrick and Julie Kelly

(Name of Applicant)

Of (Address) 509 East Willow Grove Avenue, Wyndmoor PA 19038

(Telephone No.) 215-836-7007

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 135,
Subsection A, of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 509 East Willow Grove Avenue, Wyndmoor PA 19038

Petitioner's Interest in the property is primary residence

Present use of property primary 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 wish to replace the aging privacy fence that shields our side yard from the noise and traffic on Willow Grove Avenue, with a new fence that will allow us to capture more usable yard space and plant more screening trees behind the fence.

We are seeking to locate the new fence closer to the street, set back approximately 7' from the sidewalk.

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 #25-10
Check # 2988
\$500.00

Peter C. 1/6/15
Applicant's Signature
John D. Kelly
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.

PATRICK KELLY
Printed Name of Applicant

Patrick Kelly
Applicant's Signature and Date

DE BK05609-0575

DT-DEED

2008089358 07/21/2006 08 34.45 AM:6

POD FEE \$46.00 TEL TAX \$4.45 CO ST TAX \$4.45 00



MONTGOMERY
COUNTY ROD

52 SPRINGFIELD TOWNSHIP ST 17611 NANCY BECKER ROD

Prepared By: T.A. of Chestnut Hill, LLC
ATTN: Frank Zenszer
48 Chestnut Hill Avenue
Philadelphia, Pennsylvania 19118
Phone: 215-242-2920

Return To: T.A. of Chestnut Hill, LLC
ATTN: Frank Zenszer
48 Chestnut Hill Avenue
Philadelphia, Pennsylvania 19118
Phone: 215-242-2920
Parcel No. 52-00-18346-00-7
509 East Willow Grove Avenue,
Springfield Township
CHE191-855

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-18346-00-7 SPRINGFIELD
509 WILLOW GROVE AVE
EDENBORN HARRY M & MARILYN K TR
B 022 U 015 L 1101 DATE: 07/19/2006

\$5.00
JO

This Deed, made on July 14, 2006, between,

Fee Simple Deed

Harry M. Edenborn and Marilyn K. Edenborn, Trustees under Trust Agreement dated 3/13/00 for the benefit of Harry M. Edenborn and Marilyn K. Edenborn,

hereinafter called the Grantor(s), of the one part, and

Patrick D. Kelly and Julie D. Kelly, husband and wife,

hereinafter called the Grantee(s), of the other part.

Witnesseth, that in consideration of **Four Hundred Forty Seven Thousand Five Hundred dollars & no cents, (\$447,500.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do(es) hereby grant and convey unto the said Grantee(s), his/her/their heirs and assigns,

Parcel No. 52-00-18346-00-7

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate on the Northwestern side of Willow Grove Avenue at the distance of 381 feet 3 1/8 inches Northeastwardly from the Northeastly side of Stenton Avenue in Wyndmoor, in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Willow Grove Avenue 74 feet and extending of that width in length or depth Northwestwardly between lines parallel with the said Stenton Avenue 140 feet.

BEING known as 509 East Willow Grove Avenue.

ALSO ALL THAT CERTAIN lot or piece of ground being Lot No. 37 on the Plan of Lots of the Chestnut Hill Land Association and lying on the Northwest side of Willow Grove Avenue at the distance of 455 feet 3 1/8 inches Northeastward from the Northeast side of Stenton Avenue.

CONTAINING in front or breadth on said Willow Grove Avenue 74 feet and extending of that width in length or depth Northwestwardly between lines parallel with said Stenton Avenue 140 feet.

BEING known as Lot No. 37 on said Plan.

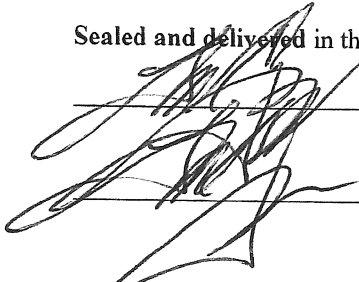
BEING the same premises which Harry M. Edenborn and Marilyn K. Edenborn, by Indenture dated March 13, 2000 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5341 page 1076 &c., granted and conveyed unto Harry M. Edenborn and Marilyn K. Edenborn, Trustees under Trust Agreement dated 3/13/00 for the benefit of Harry M. Edenborn and Marilyn K. Edenborn, in fee.

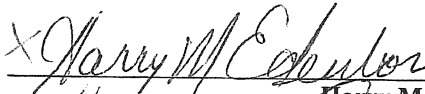
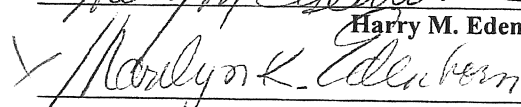


And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s) that he/she/they, the said Grantor(s), his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against the said Grantor(s) 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(s) has/have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:



X  Seal
Harry M. Edenborn
X  Seal
Marilyn K. Edenborn

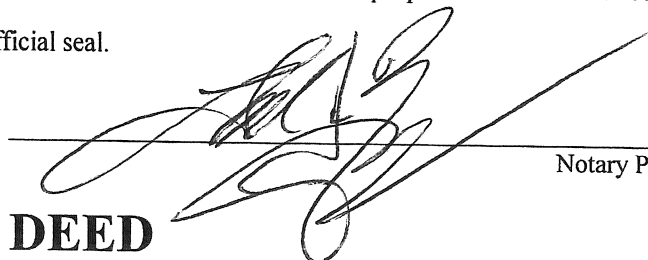
Seal

Seal

State of Pennsylvania
County of Philadelphia

On this July 14, 2006, before me, the undersigned officer, personally appeared Harry M. Edenborn and Marilyn K. Edenborn, Trustees under Trust Agreement dated 3/13/00 for the benefit of Harry M. Edenborn and Marilyn K. Edenborn, 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.




Notary Public
DEED

File No. CHE191-855

Grantor: Harry M. Edenborn and Marilyn K. Edenborn, Trustees under Trust Agreement dated 3/13/00 for the benefit of Harry M. Edenborn and Marilyn K. Edenborn

Grantee: Patrick D. Kelly and Julie D. Kelly, husband and wife

I certify the address of the Grantee to be, and mail tax bill to: 509 E Willow grove Ave., Wyndmoor, Pa. 19038 

Premises: 509 East Willow Grove Avenue, Springfield Township, Montgomery County, Pennsylvania



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Frank J. Zenszer, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Nov. 24, 2008
Member, Pennsylvania Association Of Notaries

BEING Parcel No. 52-00-18346-00-7.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY, PA
- REGISTERED -

DATE 7-14-06 NO. _____

Amy B. Montgomery
TOWNSHIP ENGINEER

509 E. WILLOW GROVE AVE, WYNDMOOR
KEUW RESIDENCE
FENCE VARIANCE





Chapter 114. Zoning

Article XIII. General Regulations

§ 114-135. Fences and walls.

[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B. Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C. Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.^[1] The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

[1] *Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.*

GENERAL NOTES

1. REFER TO SPECIFICATIONS (IF ANY) FOR ADDITIONAL INFORMATION. IN ANY CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS GOVERN.
2. PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING ALL OSHA REQUIREMENTS.
3. QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
4. THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCEMENT OF THE WORK. COSTS OF PERMITS TO BE PAID BY BUILDER.
5. A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT SET ARE TO BE SUBMITTED TO CONTRACTOR IN THE FORM OF CHANGE ORDERS FOR APPROVAL BY OWNER/ARCHITECT.
6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR, OWNER, AND ARCHITECT TO HOLD PRE-CONSTRUCTION CONFERENCE TO CONFIRM SITE ACCESS ROUTE, SCHEDULE, AND SEQUENCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF THE WORK.
8. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGES TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
10. ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLANS AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
11. SEE FOUNDATION DRAWING FOR EXTERIOR WALL DIMENSIONS.
12. ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLANS OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
13. SEE FLOOR PLANS FOR DOOR NUMBERS AND SINGS.
14. SEE ELEVATIONS FOR WINDOW TYPES AND SINGS.
15. ALL DIMENSIONS TO EXISTING WALLS ARE TO FINISH, AND ALL DIMENSIONS TO NEW WALLS ARE TO ROUGH FRAMING, UNLESS NOTED OTHERWISE.
16. DOORS AND WINDOWS ARE TYPICALLY OFFSET 3 1/2" FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER, UNO.
17. NEW EXTERIOR WALLS ARE 2x6 FRAMING UNLESS NOTED OTHERWISE. NEW INTERIOR WALLS ARE 2x4 FRAMING UNLESS NOTED OTHERWISE.
18. PROVIDE SOUND ATTENUATION BATTS IN INTERIOR FLOORS, WALLS AND CEILING BETWEEN MASTER BEDROOM/BATHROOM SUITE AND REMAINDER OF HOUSE.
19. COORDINATE HVAC LOCATIONS W/ARCHITECT PRIOR TO FRAMING.
20. CONTRACTOR SHALL FLASH AND SEAL ALL FLOOR, HALL AND ROOF PENETRATIONS TO MAINTAIN REQUIRED FIRE RESISTANCE RATINGS.
21. PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN UP OF CONSTRUCTION AREAS.
22. AT JOB COMPLETION, BESIDES FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE.

SYMBOLS

- (A) WINDOW TYPE
- ROOM ROOM NAME/NO.
- (100) DOOR NUMBER
- (A) EXTERIOR ELEVATION
- (A) BUILDING/HALL SECTION CUT
- (A) DETAIL
- (A) VERTICAL SPOT ELEVATION
- (A) INTERIOR ELEVATION
- (A) VERIFY EXISTING CONDITION W/ARCHITECT
- (A) REVISION

LEGEND:

- INDICATES EXG HARDSURFACE
- INDICATES NEW CONSTRUCTION
- INDICATES EXG. BUILDING

GENERAL SITE PLAN NOTES:

1. SITE INFORMATION TAKEN FROM DEED OR PROPERTY DATED 08/08/2000 AND SITE PLAN BY BEAR GULLY SURVEY COMPANY DATED 10/11/2005. DOCUMENTS PROVIDED BY OWNER.
2. VERTICAL DATUM FROM ARCHITECTS MANUAL SURVEY.
3. ALL EXCAVATED SOIL TO BE CARTED AWAY FROM SITE AND DISPOSED OF IN A LAWFUL MANNER.
4. PROVIDE MAY SALES SITUATION FENCES OR OTHER APPROPRIATE EROSION CONTROL MEASURES AROUND CONSTRUCTION SITE AND STORED MATERIALS.
5. CLEAN STREET OF ALL DEBRIS AT END OF EACH WORK DAY.
6. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.

BUILDING CODES:

- A. INTERNATIONAL BUILDING CODE, 2000 (2005)

ZONING CODE INFO:

A. CLASSIFICATION	RESIDENTIAL A
B. MIN LOT WIDTH	75'
C. MIN LOT AREA	12,500 SF
D. MAX OCCUPIED AREA	30%
E. MIN OPEN AREA	50%
F. FRONT YARD SETBACK	40'
G. SIDE YARD SETBACK	12' MIN, 25' ASG
H. REAR YARD SETBACK	25'
J. MAX. HEIGHT	35'

SPECIFIC LOT COVERAGES:

K. TOTAL LOT AREA	20,719 SF	100%
L. EXG. BUILDING AREA	1,711 SF	8.25%
M. PROPOSED NEW BUILDING AREA (HOUSE)	720 SF	3.48%
N. PROPOSED NEW GARAGE AREA	810 SF	3.91%
O. TOTAL NEW BUILDING AREA	1,530 SF	7.39%
P. TOTAL NEW + EXG BUILDING AREA	3,241 SF	15.64%
Q. DRIVEWAY AREA-ASPHALT (IMPERVIOUS)	1,425 SF	6.87%
R. DRIVEWAY AREA-GRASS (PERVIOUS)	475 SF	2.29%
S. PROPOSED HOOD DECK AREA	440 SF	2.12%

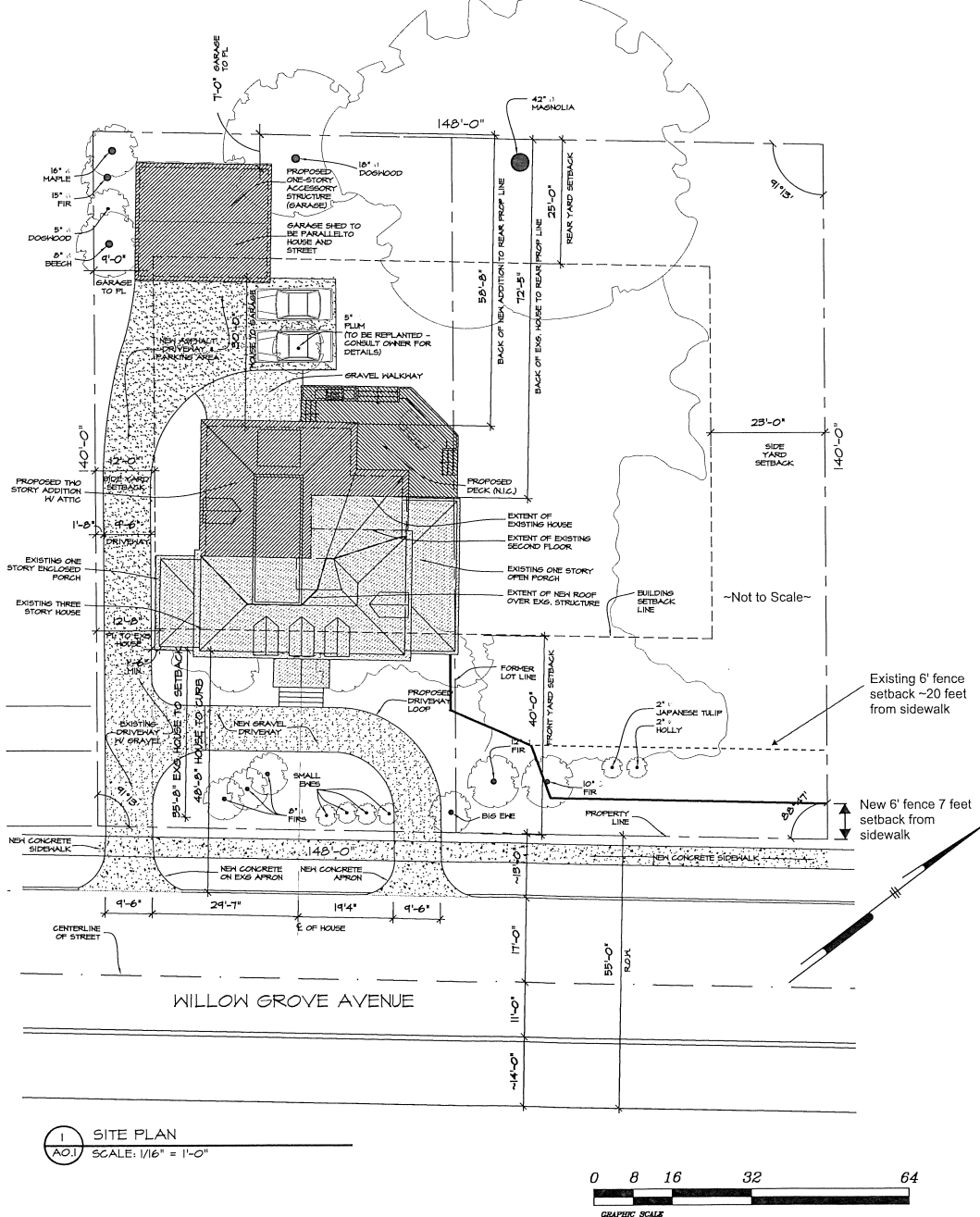
RENOVATIONS AND ADDITIONS TO THE
KELLY RESIDENCE

509 EAST WILLOW GROVE AVE
WYNDMOOR, PA 19038

ARCHITECT

JOHN S. ANDREWS ARCHITECTS, LLC.

184 D EAST EVERGREEN AVENUE
PHILADELPHIA, PA 19118



MATERIALS

- GYPSUM WALLBOARD/STUCCO
- BATT INSULATION
- BLOCKING
- BRICK
- CONCRETE
- CONCRETE MASONRY
- FINISH WOOD
- GRAVEL
- PLYWOOD
- RIGID INSULATION
- ROUGH WOOD
- STEEL (LARGE SCALE)

LINE TYPES

- EXISTING WALL TO REMAIN
- ITEM TO BE DEMOLISHED
- NEW WALL
- ITEM ABOVE OR BEYOND
- CENTER LINE, FLOOR LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TOPOGRAPHIC CONTOUR
- REVISED TOPOGRAPHIC CONTOUR
- SILTATION FENCE
- FENCE
- DIMENSION

DRAWING INDEX

DRAWING NUMBER	DESCRIPTION	DATE	BY	CHKD	APP'D
X01	FLOOR PLANS	10/13/2006	JSA		
X02	EXTERIOR ELEVATIONS	10/13/2006	JSA		
A01	COVER SHEET/ SITE PLAN	10/13/2006	JSA		
A02	FOUNDATION PLAN	10/13/2006	JSA		
A03	FIRST FLOOR PLAN	10/13/2006	JSA		
A04	SECOND AND THIRD FLOOR PLANS	10/13/2006	JSA		
A05	ROOF PLAN	10/13/2006	JSA		
A06	EXTERIOR ELEVATIONS	10/13/2006	JSA		
A07	ENLARGED KITCHEN PLAN AND ELEVATIONS	10/13/2006	JSA		
A08	ENLARGED MASTER BATHROOM PLAN AND ELEVATIONS	10/13/2006	JSA		
A09	BUILDING SECTION	10/13/2006	JSA		
E01	ELECTRICAL PLANS - FIRST AND SECOND FLOORS	10/13/2006	JSA		
E02	ELECTRICAL PLANS - BASEMENT/ CRAWLSPACE AND THIRD FLOOR/ ATTIC	10/13/2006	JSA		
S01	STRUCTURAL FRAMING PLANS - FIRST AND SECOND FLOORS AND NOTES	10/13/2006	JSA		
S02	STRUCTURAL FRAMING PLANS - THIRD FLOOR AND ROOF TRUSS ELEV. DETAIL	10/13/2006	JSA		

ABBREVIATIONS

ADJ	Adjustable	INSUL	Insulated
AF	Above Finish Floor	INT	Interior
AL	Aluminum	LIN	Linoleum
AP	Access Panel	LKG	Looking
APP	Appliance	LT	Light
APPROX	Approximate	LVL	Laminated Veneer Lumber
ARCHT	Architect	MAX	Maximum
BD	Board	MDO	Medium Density Overlay
B/O	Bottom of	MIN	Minimum
BM	Beam	MTD	Mounted
BSMT	Basement	MTL	Metal
CBB	Cementitious Backer Board	NA	Not Applicable
CI	Cast Iron	NTC	Not in Contract
CJ	Control Joint	NTS	Not To Scale
CL(%)	Center Line	O/A	Overall
CLS	Ceiling	O/C	On Center
CLR	Clear	OP	Opening
CMU	Concrete Masonry Unit	OPH	Opposite Hand
COL	Column	OPER	Operable
CONC	Concrete	PL	Plate
CPT	Carpet	PLAM	Plastic Laminate
CSMT	Casement	PLYND	Plywood
CT	Ceramic Tile	PNT	Paint, Painted
DED	Dedicated	FR	Pair
DH	Double Hung	PSL	Parallel Strand Lumber
DIA	Diameter	PT	Pressure Treated
DIM	Dimension	R	Radius
DN	Down	RAD	Receptacle
DWS(S)	Drawing(s)	REQ'D	Required
EA	Each	SECT	Section
EJ	Expansion Joint	SHM	Similar
ELEG	Electrical	SSTL	Stainless Steel
ENG	Engineered	ST	Stucco
EQ	Equal, Equivalent	STN	Stone
EXG	Existing	STL	Steel
EXT	Exterior	STRUCT	Structural
FD	Floor Drain	T	Tread
FDPN	Foundation	T&G	Tongue and Groove
FIN	Finish	T/O	Top of
FLR	Floor	TBD	To Be Determined
FT	Foot	TYP	Typical
FTG	Footing	UNO	Unless Noted Otherwise
GVA	Gauge	U/S	Underside
GALV	Galvanized	VGB	Vinyl Cove Base
GWB	Gypsum Wallboard	VCT	Vinyl Composition Tile
HB	Hose Bibb	VERT	Vertical
HDWD	Hardwood	VIF	Verify in Field
HWM	Hollow Metal	W	With
HORIZ	Horizontal	WD	Wood
HT	Height	WDH	Window
		WH	Water Heater
		WVF	Welded Wire Fabric

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Client:

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WYNDMOOR, PA 19038

Architect Project No.:

0605

Issue Date:

SEPT 13, 2006

Status:

CONSTRUCTION
DOCUMENTS
PERMIT SET

Revision Date:

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Sheet Title:

SITE PLAN

Sheet Number:

A0.1