



**Springfield Township  
Zoning Hearing Board  
May 29, 2025  
7:00 P.M.**

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

**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 #25-11:** This is the application of **Patricia & Adam Goodman**, owners of the property located at 301 E. Mill Road, Flourtown, PA 19031, also known as Parcel 5200-1165-6001. The applicants have requested a variance from Section 114-131. B. 2.d of the Springfield Township Zoning Ordinance. The property owners seek approval to replace the existing detached garage with a new accessory structure that will include a garage, pool house and cabana. The proposed new accessory structure is proposed to be 15 feet, 3.25 inches in height, exceeding the 12-foot height limitation imposed by the Zoning Ordinance. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

**Case #25-12:** This is the application of **Yogesh I. Patel and Orelan Market, Inc.** owners of the property located at 1339 Bruce Road, Orelan, PA 19075, also known as Parcel 5200-0255-1007. The applicants have filed a Zoning Hearing Board application that includes an appeal to the actions of the zoning officer, variances from Section 114-91 of the Springfield Township Zoning Ordinance and a challenge to the validity of the Ordinance. The applicants allege that the Zoning Officer issued a violation letter that is insufficient with the requirements of Pennsylvania Municipalities Planning Code. The applicants contend that "skill games" are a permitted accessory use within a convenience store and permitted within the B-1 Business District. In the

alternative, the applicants challenge the validity of Chapter 4 of the Springfield Township Code. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, June 23, 2025, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.