



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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.

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

**Case #25-14:** This is the application of **Haimish, LLC** owner of the property located at 500 Spring Lane, Wyndmoor, PA 19038, also known as Parcel 5200-1616-2004. The applicant has requested a variance from Section 114-51 A & B of the Springfield Township Zoning Ordinance. The owner seeks approval to operate a Bed & Breakfast from the property, instead of a single-family dwelling, as permitted by the Zoning Ordinance. The property is zoned within the A-Residential District of Ward #2 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

Montgomery County  
Received

MAY 30 ENT'D

Community Development  
Department

NO. 25-14

DATE: May 30, 2025

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Haimish, LLC, a Pennsylvania Limited Liability Company, by Neil Sklaroff, Esquire  
(Name of Applicant)

Of (Address) 235 E. Gowen Avenue, Philadelphia, PA 19119

(Telephone No.) (917) 208-0692

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 IV AA, Section 114,  
Subsection 41, of the Springfield Township Zoning Code.

       Other (please specify)       

        
The property concerned is located at 500 Spring Lane

        
Petitioner's Interest in the property is fee simple ownership

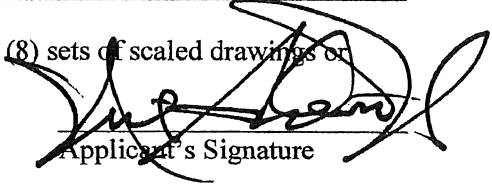
        
Present use of property Residential

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

See attached

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

check # 11633  
\$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.

NEIL SKLAROFF

Printed Name of Applicant

[Signature] 5/29/2005  
Applicant's Signature and Date

## **TOWNSHIP OF SPRINGFIELD ZONING HEARING BOARD**

### **Explanation of Petition for Variance**

500 Spring Lane is located at the corner of Spring Lane and Stenton Avenue. The lot sits in Springfield Township on the border with the City of Philadelphia. The lot measures an area of 4,350 square feet and enjoys a Spring Lane street frontage of 58 feet. The side yard measures approximately 75 feet and fronts on Stenton Avenue. A 1927 subdivision created the lot that is now improved by a single structure.

The configuration of the structure is unusual in that four lots (two on Spring Lane and two on E. Gravers Lane) are connected. 500 Spring Lane abuts 501 E. Gravers Lane to the rear and 502 Spring Lane to one side. 503 E. Gravers Lane shares party walls with 501 E. Gravers Lane and 502 Spring Lane. 500 Spring Lane corner property line abuts the opposite corner of 503 E. Gravers Lane. There is wooded buffer between 500 Spring Lane and Stenton Avenue. 500 Spring Lane has no garage or carport. The only on-site parking is a single parking space on a short driveway off of Stenton Avenue. Public parking is available on the very narrow Spring Lane.

All four residences have no rear yard and only one side yard. All four buildings share similar architectural style and footprints. All are built to be single-family residences. The quad layout was briefly popular in the Philadelphia region in the first part of the 20<sup>th</sup> Century. These homes were designed for families with modest means. Some believed that the absence of a rear yard and access to the street from the typical Philadelphia rear alley came from the notion that “poorer” families could not care for the added rear yards and alleys.

The Duke family purchased 500 Spring Lane in 1987, and Susan Duke took title in 1994. The Haimish LLC purchased the property from Ms. Duke in 2022. Its principals (Mr. and Mrs. Charles Trenan), however, knew the property well having long been neighbors residing in the adjacent 502 Spring Lane. At the time of purchase, 500 Spring Lane was in the latter stages of disrepair and neglect. Through Haimish, the Tranens have invested more than \$100k to restore 500 Spring Lane and its grounds. For example, the Tranens hired a number of arborists to consult on the state of a large elm and a large oak tree found in the Stenton Avenue green buffer. The first two arborists had the opinion that neither tree could be saved and recommended to the Tranens that the fate of the trees be handed over to tree surgeons. Well, the Tranens thought otherwise, found another arborist and together they save the trees and restored the green buffer.

The Tranens would like to continue to restore 500 Spring Lane. If they sell the property or lease the property long-term, they will not have access to the property sufficient to realize these goals. The Tranens decided that they could access the property as needed by using the property for short-term leases as a bed and breakfast. In this manner, the Tranens can plan renovations around the others’ short-term residences. Of course, the revenue allows the Tranens the resources with which to continue the restoration as well as some reasonable return on investment.

The use of the property as proposed comports with the high-end residential uses in the neighborhood and will contribute to the character of the community. The goals of improved property, landscaping and family atmosphere are improved and restored by the proposed use.

There has been and will be no adverse effect upon the permitted uses in the AA zoning district. The proposed variance will not result in an overdevelopment of the property. The proposed variance is the minimum variance that will result in the property's continued contribution to the neighborhood.

# Deed

LPT # 52-00-16162-00-4

Susan C. Duke

TO

Haimish, LLC

World Wide Land Transfer, Inc.  
8 Interplex Drive  
Suite 117

Trevoze, PA. 19053

Telephone: 888-604-4515 Fax: 206-203-1033

Prepared by and Return to:

World Wide Land Transfer, Inc.  
8 Interplex Drive  
Suite 117  
Trevose, PA 19053  
215-245-5650

**TRUE & CERTIFIED COPY**

File No. WW-6237-PA-S-FA

LPI # 52-00-16162-00-4

**This Indenture**, made the *8TH* day of April, 2022,

**Between**

**SUSAN C. DUKE**

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

**HAIMISH, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Four Hundred Twenty-Five Thousand And 00/100 Dollars (\$425,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

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 according to a Survey and Plan thereof made by Charles F. Puff, Jr., Registered Professional Engineer and Surveyor of Jenkintown, Pennsylvania on the 8th day of April, A.D. 1927, as follows, to wit:

BEGINNING at a stone set at the point of intersection of the Southeasterly side of Spring Lane (formerly called Springfield Avenue, 45 feet wide) with the Northeasterly side of Stenton Avenue (50 feet wide); thence extending along the said side of Spring Lane North 41 degrees, 47 minutes, 46 seconds East 58 feet to a point in the same; thence extending South 48 degrees, 56 minutes East (partly passing through the center of a nine inch Party Wall) 75 feet to a point; thence extending South 41 degrees, 4 minutes West (partly passing through the center of a nine inch party wall) 58 feet to a point in the Northeasterly side of Stenton Avenue, aforesaid and thence extending along the same North 48 degrees, 56 minutes West 75.74 feet to the first mentioned point and place of beginning.

PARCEL NO. 52-00-16162-00-4

BEING the same premises which Earle N. Barber, Jr., Executor U/W Virginia B. Duke, deceased, by Deed dated 07/15/1994 and recorded 08/16/1994 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5087, Page 2127, granted and conveyed unto Susan C. Duke.

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

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

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, and her heirs, will WARRANT SPECIALLY and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

Susan C. Duke {SEAL}  
Susan C. Duke

Commonwealth of Pennsylvania }  
County of Philadelphia } ss

This record was acknowledged before me on April 8, 2022 by Susan C. Duke.

Jacqueline Rosenberger  
Notary Public  
My commission expires 06/26/2025

Commonwealth of Pennsylvania - Notary Seal  
JACQUELINE ROSENBERGER, Notary Public  
Philadelphia County  
My Commission Expires June 26, 2025  
Commission Number 1276648

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

**500 Spring Lane  
Glenside, PA 19038**

---

On behalf of the Grantee

File No. WW-6237-PA-S-FA

Record and return to:  
**World Wide Land Transfer, Inc.  
3 Interplex Drive, Suite 117  
Trevose, PA 19053**

## Chapter 114. Zoning

### Article V. A Residence District

#### § 114-51. Permitted uses.

[Amended 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the AA Residence District.
- B. Motor vehicle parking lot, which such lot is contiguous to a B1, B2, Industrial or Shopping Center District, when authorized as a special exception.<sup>[1]</sup>

[1] *Editor's Note: Former Subsection C, relative to hospitals, sanatoriums, nursing or convalescent homes, which immediately followed this subsection, was repealed 4-9-1980 by Ord. No. 694.*



## Chapter 114. Zoning

### Article IV. AA Residence District

#### § 114-41. Permitted uses.

[Amended 4-9-1980 by Ord. No. 694; 9-9-1987 by Ord. No. 750; 7-12-1989 by Ord. No. 770; 7-8-1992 by Ord. No. 787; 11-10-1993 by Ord. No. 795; 11-10-1993 by Ord. No. 796; 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Single-family detached dwelling.
- B. Churches or chapels, including residence for immediate staff, when authorized as a special exception.
- C. Elementary and nursery schools or a family day-care home when authorized by special exception.
- D. Farming and playgrounds.
- E. The keeping, raising or management of livestock as an accessory use, provided that livestock shall be kept under safe conditions, with a potable water source and with adequate vehicle access. All livestock shall be kept in clean sanitary stables and pens, free from accumulations of manure or other debris, and in such condition as will not cause a nuisance to any resident of the Township.
- F. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including a private garage or greenhouse.

(1) (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former Subsection F(1), regarding no-impact home-based businesses, was repealed 10-10-2018 by Ord. No. 956. See now § 114-139.2, No-impact home-based businesses.*

(2) <sup>[2]</sup>Portable on-demand storage structures as defined in § 114-21 shall be permitted in all residential zoning districts in accordance with the following regulations:

[Added 2-14-2007 by Ord. No. 887]

- (a) Permit required; application; insurance; fee. It shall be unlawful for any owner or occupant of residential property to keep, place, store, or maintain, or allow to be kept, keep, place, store, or maintain, any PODS without first obtaining a permit from the Zoning Officer. An insurance certificate providing liability insurance in the amount of \$100,000 provided by the company supplying the PODS must accompany the application. There is a fee of \$125 for a thirty-day permit.
- (b) Duration. A permit will be granted for a period of 30 days. At the expiration of the thirty-day period, applicants may seek to extend their permits for an additional 30 days by seeking an extension for cause from the Zoning Officer. A fee of \$250 shall be charged for the extension. Only one extension shall be granted.

- (c) Location. PODS are prohibited from being placed within the right-of-way or on the front lawn of a property. PODS must be kept in the driveway of the property at the furthest accessible point from the street. If the property does not have a driveway or other paved off-street surface, or in the instance of a corner property that does not have a clearly defined rear yard, PODS may be located only with the permission of the Zoning Officer.
- (d) Number of units. Only one PODS may be placed at any residential property at one time. PODS may not be located on a specific property more than two times in a twelve-month calendar period.
- (e) Storage of toxic or hazardous materials. No PODS located within the Township shall contain toxic or hazardous materials as defined hereinabove.
- (f) Violations, penalties, enforcement. Any PODS located within the Township without approval pursuant to this article shall be subject to the penalties as set forth below:
  - [1] Any person, the partners of any copartnership and/or the officers of any association or corporation violating any of the provisions of this subsection shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of not less than \$300 nor more than \$1,000, plus the cost of enforcement. Each day that such violation shall continue shall constitute a separate offense and be punishable as herein provided.
  - [2] The Township Code Enforcement Officer, Zoning Officer, and the Township Police Department shall have jurisdiction to enforce the provisions of this subsection.
  - [2] *Editor's Note: Former Subsection F(2), dealing with uses permitted by special exception, was repealed 12-13-1995 by Ord. No. 814.*
- (3) (Reserved)<sup>[3]</sup>
  - [3] *Editor's Note: Former Subsection F(3), dealing with standards for uses permitted by special exception, as amended 5-10-1995 by Ord. No. 808 and 12-13-1995 by Ord. No. 813, was repealed 12-13-1995 by Ord. No. 814.*
- (4) The term "accessory use" shall not include the following:
  - (a) The keeping or storage of utility trailer more than eight feet in length or a travel trailer or boat more than 22 feet in length unless the vehicle is parked or stored at all times in a fully enclosed garage. Permitted trailers and boats shall be kept or stored in the rear yard only.
  - (b) The keeping or storage of any truck more than 18 feet in length or 80 inches in width or more than 8,200 pounds' gross weight or gross vehicle weight rating, as those terms are defined in the Motor Vehicle Code of the Commonwealth of Pennsylvania, or any vehicle equipped with any exterior equipment, such as hoists, ladders or towing mechanisms, unless the vehicle is parked or stored at all times in a fully enclosed garage. Said vehicles shall be limited to one per property and shall be used for the transportation of the occupant of the property to and from their place of business. All other commercial vehicles as mentioned above are prohibited.
  - (c) The storage of building supplies or trash, or any other storage which is determined to be a nuisance or a health, safety or fire hazard or which detracts in any way from the character of surrounding properties or neighborhood.
  - (d) A business or the appearance or evidence of a business or any form of business activity except as may be permitted in Subsection **F(1)** and **(2)** above.
- (5) Off-street parking requirements for accessory office uses in residential districts. The off-street parking and loading provisions of this section as it applies to the accessory use of a dwelling as permitted by special exception pursuant to § **114-41F(2)** shall be in addition to the off-street parking requirements for dwellings and shall meet the following additional requirements: No such parking area shall be within the required front yard of any dwelling and shall be set back at least 25 feet from all side and rear property lines. The off-street parking area shall be

provided with a perimeter area 20 feet wide, which shall be landscaped in accordance with the Springfield Township Subdivision and Land Development Code § **95-111** and which shall be of sufficient height and density to provide immediate screening between the off-street parking area and contiguous residential properties. An exception to this requirement may be allowed in the case of use permitted by § **114-41F(2)**, where the use occupies no more than 400 square feet, or where the applicant can affirmatively demonstrate that the use will generate on-street parking of no more than two vehicles at any one time.

PARID: 520016162004  
HAIMISH LLC

500 SPRING LN

### Parcel

TaxMapID	52017 016
Parid	52-00-16162-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	500 SPRING LN
Lot #	
Lot Size	4350 SF
Front Feet	58
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

### Owner

Name(s)	HAIMISH LLC
Name(s)	
Mailing Address	500 SPRING LN
Care Of	
Mailing Address	
Mailing Address	GLENSIDE PA 19038

### Current Assessment

Appraised Value	Assessed Value	Restrict Code
198,890	198,890	

### Estimated Taxes

County	1,045
Montco Community College	78
Municipality	925
School District	7,775
Total	9,823
Tax Lien	Tax Claim Bureau Parcel Search

### Last Sale

Sale Date	08-APR-2022
Sale Price	\$425,000
Tax Stamps	4250
Deed Book and Page	6280-00235
Grantor	DUKE SUSAN C
Grantee	HAIMISH LLC
Date Recorded	03-MAY-2022





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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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.

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

**Case #25-13:** This is the application of **Anthony DeMaio** owner of the property located at 209 Sunnybrook Road, Flourtown, PA 19031, also known as Parcel 5200-1706-5001. The applicant seeks a variance to construct an addition to the rear of the home that will not have the required aggregate side yard setbacks of 25 feet. The existing side yard setbacks are 9.11 feet and 10.94 feet for combined side yards of 20.05 feet. The proposed addition will not reduce the depth of the existing side yards. A variance is required from Section 114.64. B of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #6 of Springfield Township.

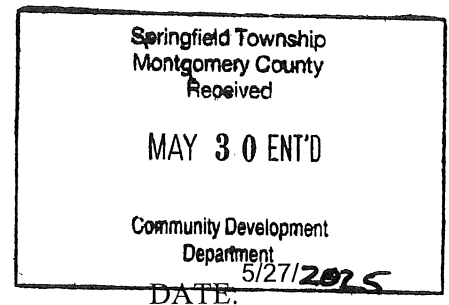
A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

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. 25-13

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Anhtony DeMaio  
(Name of Applicant)

Of (Address) 209 Sunnybrook Road, Flourtown, PA 19031

(Telephone No.) 215-805-7046

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 62, Subsection B, of the Springfield Township Zoning Code.

\_\_\_\_\_ Other (please specify) Article 114-64.B

The property concerned is located at 209 Sunnybrook Road, Flourtown, PA 19031

Petitioner's Interest in the property is Property Owner

Present use of property Single Family Dwelling

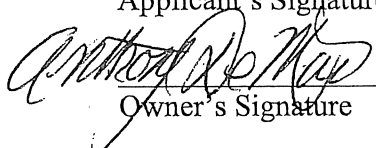
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

I seek approval to construct an addition to my home that will increase the building coverage on the property from 26.3% to 31.3%. The property is currently non-conforming with side yards of 9.11 feet and 11 feet in width. The proposed addition will not decrease the existing side yards. The proposed addition will allow for a first floor living space that will allow us to age in place.

**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 # 25-13  
Check # 2225  
\$500.00

Applicant's Signature

 5/27/25  
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.

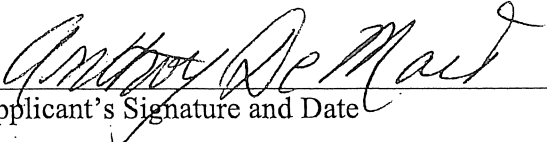
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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

**Anthony DeMaio**

Printed Name of Applicant

  
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.: 52-00-17065-00-1

File No.: 19PA02486

## DEED

Dennis M. Parker, Trustee of the George A. Parker, Jr., revocable Inter  
Vivos Trust FBO George A. Parker, Jr., dated September 25, 2012

to


Cynthia Demaio and Anthony Demaio

**PREMISES:**

209 Sunnybrook Road  
Township of Springfield  
County of Montgomery  
Pennsylvania  
Parcel No.: 52-00-17065-00-1

The address of the above named Grantee(s) is:  
209 Sunnybrook Road  
Flourtown, PA 19031

Certified by:



\_\_\_\_\_

## DEED

THIS INDENTURE made this 23rd day of April, 2019.

**Between** DENNIS M. PARKER, TRUSTEE OF THE GEORGE A. PARKER, JR., REVOCABLE INTER VIVOS TRUST FBO GEORGE A. PARKER, JR., DATED SEPTEMBER 25, 2012, (hereinafter called the Grantors) and

CYNTHIA DEMAIO AND ANTHONY DEMAIO, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Three Hundred Thirty-Nine Thousand And No/100 (\$339,000.00) Dollars 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, as , \_\_\_\_\_

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 covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors has/have 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.

## EXHIBIT A

ALL THAT CERTAIN lot of ground Situate in that part of Montgomery County, Pennsylvania called Arlingham, in Springfield Township, being lot numbered Fifty-three (53) on a plan of lots surveyed by Walter A. Tiers, Surveyor, and recorded at Norristown, Pennsylvania, in the Office for Recording of Deeds, etc. in Deed Book 912, Page 600, and described as follows: according to a resurvey thereof made the Fifteenth day of April A.D. 1925, corrected the Tenth day of November A.D. 1927 and recorded at Norristown, Pennsylvania, in the aforesaid Office in Deed Book 1061, Page 600.

BEGINNING at a point in the center line of Sunnybrook Avenue (Forty-four feet wide) at the distance of Three Hundred Eleven and Eighty-one One-hundredths feet measured Northeastwardly along the said center line from its intersection with the center line of Meadow Street (Forty-four feet wide); thence extending along Lot No. 54 North Thirty-three degrees Twenty-two minutes Fifty seconds West One Hundred Thirty-nine and Thirty One-hundredths feet to a point; thence extending along Lot No. 60 North Sixty-five degrees three minutes Ten seconds East Seventy-four and Eighty One-hundredths feet to a point; thence extending along Lot No. 52 South Thirty-three degrees Twenty-two minutes Fifty seconds East one Hundred Twenty-eight and Twenty-six One-hundredths feet to a point in the center line of Sunnybrook Avenue aforesaid; thence extending along the same South Fifty-six degrees Thirty-seven minutes Ten seconds West Seventy-four feet to the point and place of BEGINNING.

BEING PARCEL NO. 52-00-17065-00-1

BEING the same premises which Charles W. Roberts, Jr., singleman, by Deed dated 05/28/1948 and recorded 06/03/1948 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 1921, Page 315, granted and conveyed unto George A. Parker, Jr., and Geraldine D. Parker, husband and wife, as tenants by the entirety, in fee.

AND ALSO BEING the same premises which George A. Parker, Jr., and Geraldine A. Parker, husband and wife, by Deed dated 05/15/2001 and recorded 12/10/2002 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5437, Page 1288, granted and conveyed unto George A. Parker, Jr., in fee.

AND ALSO BEING the same premises which George A. Parker, Jr., by Deed dated 09/22/2016 and recorded 10/20/2016 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 6020, Page 6, granted and conveyed unto George A. Parker, Jr., Trustee of the George A. Parker, Jr., revocable Inter Vivos Trust FBO George A. Parker, Jr., dated September 25, 2012, in fee.

Parcel No.: 52-00-17065-00-1

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:

Dennis M. Parker, Trustee of the George A. Parker, Jr.,  
revocable Inter Vivos Trust FBO George A. Parker, Jr.,  
dated September 25, 2012

BY: Dennis M. Parker, Trustee  
Dennis M. Parker  
Trustee

State of Virginia

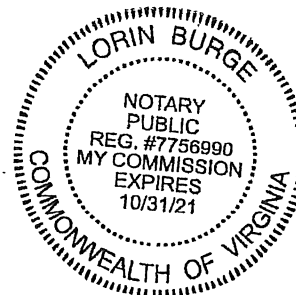
County of York

On this, the 23 day of April 2019, before me, the undersigned Notary Public, personally appeared Dennis M. Parker, Trustee, of the George A. Parker, Jr. revocable Inter Vivos Trust FBO George A. Parker, Jr., dated September 25, 2012 as aforesaid known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lorin Burge  
Notary Public

My Commission Expires: 10-31-2021



## Chapter 114. Zoning

### Article VI. B Residence District

#### § 114-60. General.

In a B Residence District the regulations contained in this Article shall apply.

#### § 114-61. Permitted uses.

[Amended 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the A Residence District.
- B. Telephone central office, transportation passenger station, electric power substation or other similar public utility structure, when authorized as a special exception.

#### § 114-62. Lot and building area.

- A. Lot area. A lot area of not less than 8,000 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.  
[Amended 6-13-1979 by Ord. No. 684]
- B. Building area. The building area shall not exceed 30% of the lot area.

#### § 114-63. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 60 feet extending in depth from the street line to the building line. When a lot borders on more than one public highway or street, the owner may elect one of the streets to establish the minimum lot width for purposes of this section.

#### § 114-64. Yards.

- A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.

[Amended 3-11-1970 by Ord. No. 591]

- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

**B. Side yards.**

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

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



PARID: 520017065001  
DEMAIO CYNTHIA & ANTHONY

209 SUNNYBROOK RD

### Parcel

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TaxMapID	52049 014
Parid	52-00-17065-00-1
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	209 SUNNYBROOK RD
Lot #	53
Lot Size	10000 SF
Front Feet	74
Municipality	SPRINGFIELD
School District	SPRINGFIELD TWP
Utilities	ALL PUBLIC//

### Owner

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Name(s)	DEMAIO CYNTHIA & ANTHONY
Name(s)	
Mailing Address	209 SUNNYBROOK RD
Care Of	
Mailing Address	
Mailing Address	FLOURTOWN PA 19031

### Current Assessment

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Appraised Value	Assessed Value	Restrict Code
136,860	136,860	

### Estimated Taxes

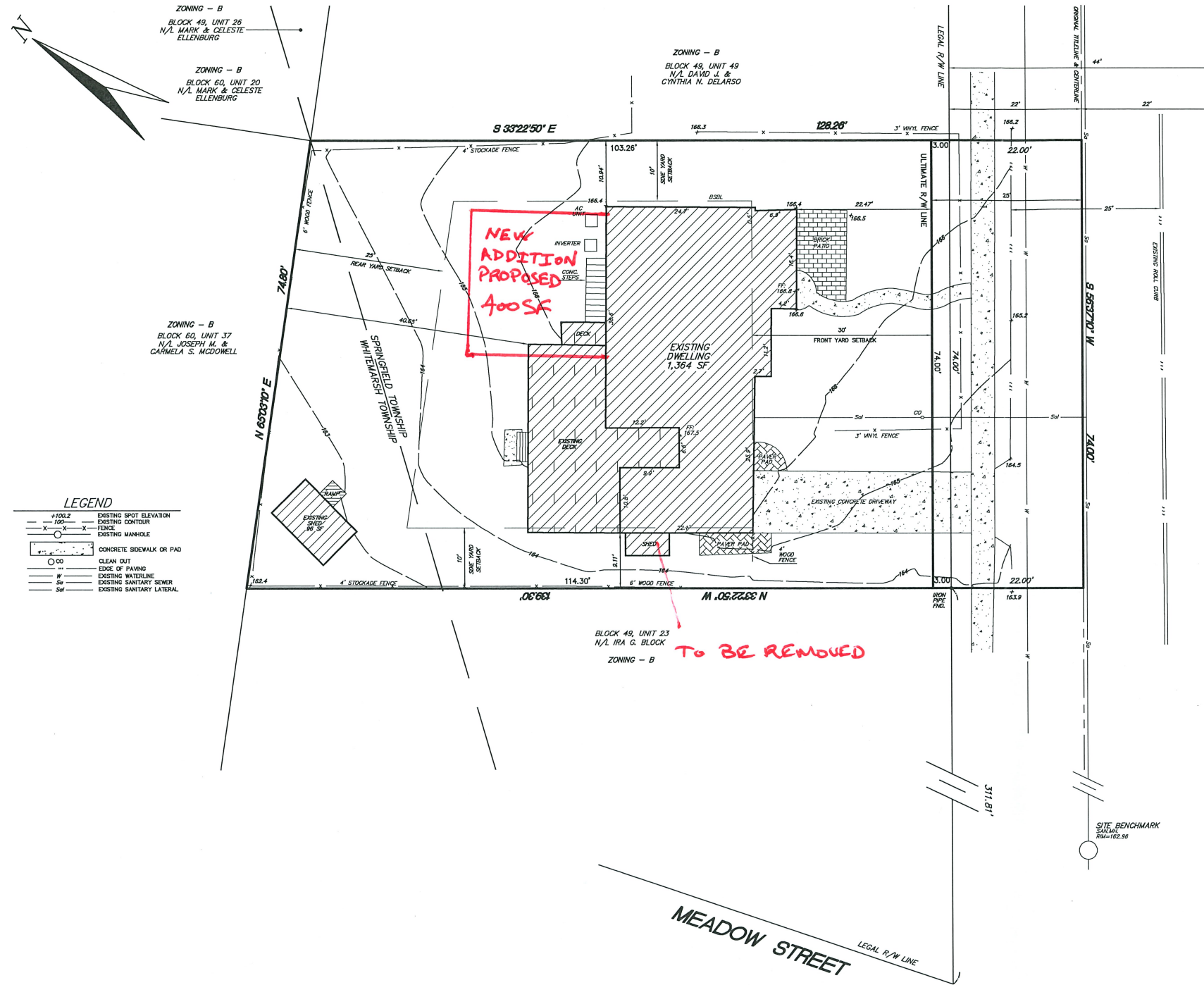
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County	719
Montco Community College	53
Municipality	636
School District	5,350
Total	6,758
Tax Lien	Tax Claim Bureau Parcel Search

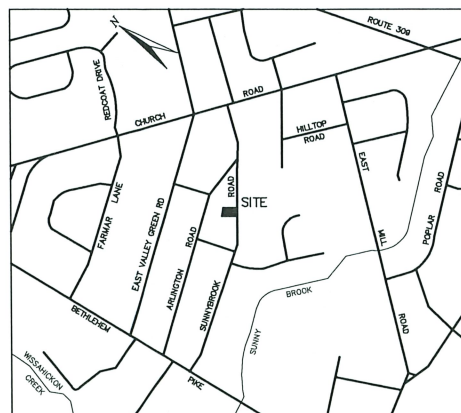
### Last Sale

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Sale Date	23-APR-2019
Sale Price	\$339,000
Tax Stamps	3390
Deed Book and Page	6133-02829
Grantor	PARKER GEORGE A JR
Grantee	DEMAIO CYNTHIA & ANTHONY
Date Recorded	29-APR-2019



- LEGEND**
- +100.0 EXISTING SPOT ELEVATION
  - 100.0 EXISTING CONTOUR
  - X-X-X FENCE
  - EXISTING MANHOLE
  - CONCRETE SIDEWALK OR PAD
  - CLEAN CUT
  - EDGE OF PAVING
  - EXISTING WATERLINE
  - EXISTING SANITARY SEWER
  - EXISTING SANITARY LATERAL



LOCATION MAP  
SCALE: 1" = 800'

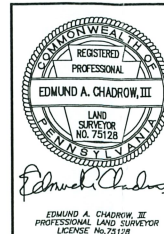
ACT 187 FOR SPRINGFIELD TWP.

USER	ADDRESS	TELEPHONE
1. AQUA PENNSYLVANIA, INC.	762 LANCASTER AVENUE BRYN MAWR, PA. 19010	800-242-1776
2. TEXAS EASTERN CORPORATION GAS PIPELINES	P.O. BOX 526 WEST CHESTER, PA. 19380	215-696-4300
3. AMERICAN TELEPHONE & TELEGRAPH Co.	PORTER & HIGH STS. POTTSTOWN, PA. 19464	215-326-6604 215-687-7512
4. PHILADELPHIA ELECTRIC Co.	c/o W.R. CORNELL 400 PARK AVE. WARMINSTER, PA. 18974	OUTSIDE PA 412-323-7100 IN PA 800-242-1776
5. PENNA. DEPT. of TRANSPORTATION	P.O. BOX 350 NORRISTOWN, PA. EAST NORRITON TWP.	215-275-3268
6. COMM. of UPPER DUBLIN TWP.	UPPER DUBLIN TWP., 801 LOCH ASH AVE. FT. WASHINGTON, PA.	215-687-8348
7. BELL TELEPHONE Co. of PA.	104 WITMER ROAD HORSHAM, PA. 19044	215-956-2623
8. DELAWARE VALLEY INDUSTRIAL SEWAGE Co.	P.O. BOX 325 FT. WASHINGTON, PA. 19034	215-643-2190
9. TRANSCONTINENTAL GAS PIPE LINE CORP.	60 BACON HILL RD. R.D.#3 FRAZER, PA. 19335	215-644-7373
10. SPRINGFIELD TOWNSHIP	1510 PAPER MILL ROAD WYNDMOOR, PA. 19118	215-836-7600

STOP-CALL BEFORE YOU DIG!



PENNSYLVANIA ONE CALL SYSTEM, INC.  
SERIAL No.20233191704 CONTACTED 11-15-2023



John Canyon  
215-280-5711

AS-BUILT PLAN OF SURVEY  
209 SUNNYBROOK ROAD  
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
MADE FOR  
ANTHONY DEMAIO

SCALE: 1"=10' 0 10 20 30 22 NOVEMBER 2023

**EASTERN/CHADROW ASSOCIATES, INC.**  
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6765  
EST. 1967

- SUMMARY**
- TAX PARCEL - BLOCK 49, UNIT 14 (P/N 52-00-1706-5001) DB-6133/2829  
RESURVEY OF PLAN OF LOTS CHALRES W. ROBERTS JR., LOT NO.53, DATED 4/15/1925,  
CORRECTED 11/10/1927, MADE BY WALTER A. TIERS, SURVEYOR, RECORDED IN DEED  
BOOK 912 PAGE 600
  - AREA TO CENTERLINE & TITLELINE - 9,902 SF  
LEGAL R/W LINE - 8,274 SF  
ULTIMATE R/W LINE - 8,052 SF
  - ZONING - B, RESIDENTIAL DISTRICT - SPRINGFIELD TOWNSHIP  

REQUIRED	PROVIDED
a.LOT AREA-8,000 SF	8,052 SF
b.LOT WIDTH-60'	74.00'
c.FRONT YARD-30'	22.47'
d.SIDE YARD-10'	9.11'
e.AGGR.-25'	20.05'
f.REAR YARD-25'	40.65'
g.BLDG. AREA-30%	25.2%
  - EXISTING IMPERVIOUS COVERAGE  

DWELLING	1,364 SF
DECKS W/STEPS	545 SF
DRIVEWAY	306 SF
BRICK/PAVER PATIOS	171 SF
FRONT WALKWAY	68 SF
CONCRETE STEPS & PAD	49 SF
REAR SHED	96 SF
SIDE SHED	27 SF
TOTAL	2,626 SF
- ZONING - B, RESIDENTIAL DISTRICT - WHITEMARSH TOWNSHIP  

REQUIRED	PROVIDED
a.LOT AREA-10,000 SF	
b.LOT WIDTH-80'	
c.FRONT YARD-30'	
d.SIDE YARD-12'	
e.AGGR.-30'	
f.REAR YARD-30'	
g.BLDG. HEIGHT-35'	
h.ACCESS. BUILDING HEIGHT-20'	
i.BUILDING COVERAGE-20%	
j.IMPERVIOUS COVERAGE-30%	
- THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE  
UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR  
ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT  
CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER  
LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
  - OWNER/APPLICANT: ANTHONY DEMAIO  
209 SUNNYBROOK ROAD  
FLOURTOWN, PA 19031
  - SOIL LIST:UrB-Urban land-Duffield complex, 0 to 8 percent slopes
  - DATUM OF TOPOGRAPHY: U.S.G.S.