



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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August 26, 2025

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Re: Zoning Hearing Board Application #25-16, for the properties known as Parcel Numbers 52-00-18448-00-4, 52-00-18451-00-1, 52-00-16030-00-1 and 52-00-18454-00-7 located in Wyndmoor, PA 19038.

Dear Mr. Kuhls,

This letter is sent to inform you that on Tuesday, August 15, 2025, after the hearing and deliberation, the Springfield Township Zoning Hearing Board approved the special exception requested from Section 114-71. D of the Springfield Township Zoning Ordinance. The approval of this application will allow for the construction of proposed four story structure with a footprint not to exceed 10,000 square feet. The proposed mixed-use building will have 21 residential units and a maximum of 5,000 square feet of non-residential space on the first floor. The approval of the application includes the following:

1. The approval was based on the testimony provided and the exhibits entered into the record for this application, with a possible increase in the number of required on-site parking stalls, based on the use of the non-residential space and the approval of the ingress and egress points approved through the land development process.
2. The applicant is required to submit a land development application for the proposed development of this building with a footprint not to exceed 10,000 square feet within one year from the date of this approval.
3. The applicant is required to merge the four parcels.
4. The number of residential units will not exceed 21 units.

5. The location and size of the building must comply with the exhibits presented for this application.
6. The on-site parking must comply with the uses proposed for this development and the Zoning Hearing Board recognizes that compliance with the Zoning Ordinance might require additional parking to be added to the plans.
7. The building must be substantially the same as shown on the plans.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Peneccale, BCO
Director of Planning & Zoning
Springfield Township

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
David Smith, 8004 Southampton Avenue, Wyndmoor, PA 19038
Clair McNulty, 7813 Beech Lane, Wyndmoor, PA 19038
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