



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

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.

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

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

Case #25-21: This is the application of **Richard Robinson**, owner of the property located at 107 Allison Road, Oreland, PA 19075, known as Parcel #5200-0016-0004. The applicant has requested a special exception from Section 114-71. D, {Use} and Section 114-71. D.1 {Lot Area} of the Springfield Township Zoning Ordinance. In the alternative, the owner seeks a variance from Section 114-72. A {Lot Area} of the Zoning Ordinance. A Special Exception is also required from Section 114-138. B {Non-Conforming Use} of the Springfield Township Zoning Ordinance. The approval of this application would allow the 442 square foot office space to be converted to a third apartment unit on the site. The on-site parking and exterior of the building remain unchanged. The property is zoned within the B-1 Business District of Ward #3 of Springfield Township.

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

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

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

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

Springfield Township
Montgomery County
Received

OCT - 3 ENT'D

Community Development
Department

NO. 25.21

DATE: 10-3-2025

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Richard Robinson

(Name of Applicant)

Of (Address) 321 Morris Road, Fort Washington, PA. 19034

(Telephone No.) 610-564-4770

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

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

 X A **special exception** as provided for in Article , Section 114,
Subsection 71.D, of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 72A,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 107 Allison Road, Oreland Pa 19075

Petitioner's Interest in the property is Owner

Present use of property Duplex with 1st Floor office.

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 existing property has been challenging to rent the first floor 442 sq ft.

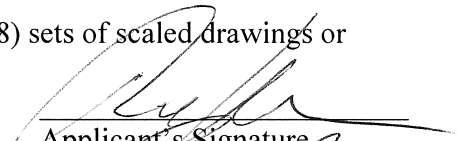
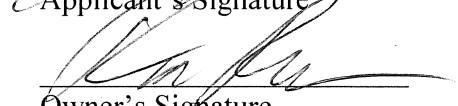
The applicant is seeking to convert to a first floor efficiency unit . They would seek to utilize the existing electrical and plumbing. On site are 6 off street parking spaces.

This would allow 2 dedicated parking spaces per unit. Zoning requires 5.

This would be a less intense use of the site and a far easier space to lease.

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 #25-21
Deck # 641
\$5000


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:

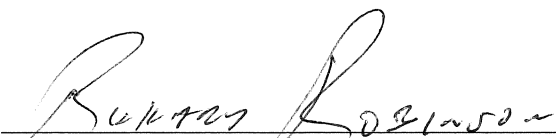
1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a 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.

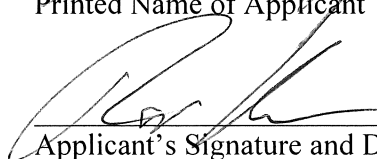
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and 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.


Printed Name of Applicant

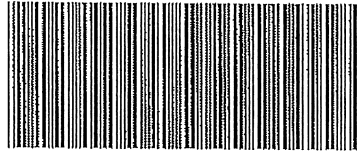
 9.29.25
Applicant's Signature and Date



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6403 PG 02223 to 02227.1
INSTRUMENT # : 2025030967
RECORDED DATE: 06/13/2025 02:17:03 PM



6393350-0058Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 01/16/2025
Reference Info:

Transaction #: 7062616 - 3 Doc
(s)
Document Page Count: 4
Operator Id: pbrown2

RETURN TO: (Mail)
SPRINGFIELD ABSTRACT, INC.
1415 Bethlehem Pike
Flourtown, PA 19031

PAID BY:
SPRINGFIELD ABSTRACT INC

*** PROPERTY DATA:**

Parcel ID #: 52-00-00160-00-4
Address: 107 ALLISON RD

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

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Rejected Document Fee	\$20.00
Total:	\$108.25

DEED BK 6403 PG 02223 to 02227.1
Recorded Date: 06/13/2025 02:17:03 PM
I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1a 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

321

Deed

UPI # 52-00-00160-00-4

Adele C. Beckman Revocable Trust dated
4/17/03

TO

Richard Robinson

Springfield Abstract, Inc.

1415 Bethlehem Pike

Flourtown, PA 19031

Tel: 215-836-1000 Fax: 215-836-1141

MontCo Recorder of Deeds
JUN 11 '25 PM 1:05

Prepared by and Return to:

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

File No. SAC-13481

UPI # 52-00-00160-00-4

MontCo Recorder of Deeds
APR 24 '25 PM 12:31

This Indenture, made the 16th day of January, 2025,

Between

ADELE C. BECKMAN REVOCABLE TRUST DATED 4/17/03

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

RICHARD ROBINSON

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

Witnesseth that in consideration of the sum off **One And 00/100 Dollars (\$1.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN piece of ground, hereditaments and appurtenances, situate in Springfield Township, Montgomery County, Pennsylvania, and described according to a Certain Plan of Subdivision made for Frank Pascuzzi, by Barton and Martin, Engineers, dated September 25, 1961, as follows, to wit:

BEGINNING at a point on the Northwestern side of Allison Road (50 feet wide) said point being the 2 following courses and distances from a point of compound curve on the Southwesterly side of Bruce Road (50 feet wide): (1) leaving Bruce Road on the arc of a circle curving to the right, having a radius of 10 feet, the arc distance of 21.17 feet to a point of tangent on the Northwestern side of Allison Road; and (2) South 41 degrees 11 minutes 30 seconds West, along the Northwestern side of Allison Road, 194 feet to the point of beginning.

CONTAINING in front or breadth, Southwestwardly, along the Northwestern side of Allison Road, 41 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Allison Road, 100 feet.

BEING known as 107 Allison Road

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-00160-00-4 SPRINGFIELD
107 ALLISON RD

BECKMAN ADELE C REVOCABLE TRUST
B 080 U 011 L 4100 DATE: 06/11/2025

\$15.00
JU

BEING the same premises which Daniel Helwig and Faye A. Helwig, by deed dated April 17, 2017, and recorded May 10, 2017, in the County of Montgomery, in Book 6043, Page 2735, granted and conveyed unto Adele C. Beckman Revocable Trust dated April 17, 2003, in fee.

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.

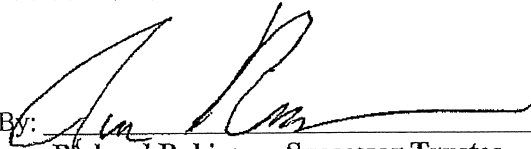
To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Richard Robinson, Successor Trustee, of the aforesaid covenants, promises and agrees to and with said Grantee, its heirs and assigns, that he/she, the said Successor Trustee 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:**

**ADELE C. BECKMAN REVOCABLE TRUST
DATED 4/17/03**

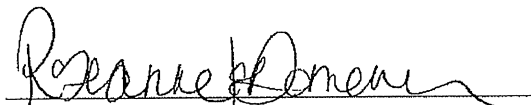
By:  {SEAL}
Richard Robinson, Successor Trustee

By: _____ {SEAL}

Commonwealth of Pennsylvania } ss
County of Montgomery

On this, the 16th day of January, 2025, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Richard Robinson, Successor Trustee** of the Adele C. Beckman Revocable Trust dated 4/17/2003 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 Grantee is:

**321 Morris Road
Fort Washington, PA 19034**


On behalf of the Grantee

Commonwealth of Pennsylvania - Notary Seal
Roseanne K. Domenic, Notary Public
Montgomery County
My commission expires January 16, 2027
Commission number 1196178
Member, Pennsylvania Association of Notaries

1830019105

RECORDER'S USE ONLY

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: 0

Book: 6403

Page: 2223

Instrument Number:

Date Recorded: 6-13-25

SECTION I TRANSFER DATA

Date of Acceptance of Document

01 16 2025

Grantor(s)/Lessor(s)
Richard Robinson Revocable Trust
dated 4/17/03

Telephone Number
610-564-4770

Grantee(s)/Lessee(s)
Richard Robinson

Telephone Number
610-564-4770

Mailing Address
321 Morris Road

Mailing Address
321 Morris Road

City
Fort Washington

State
PA

ZIP Code
19034

City
Fort Washington

State
PA

ZIP Code
19034

SECTION II REAL ESTATE LOCATION

Street Address
107 Allison Road

City, Township, Borough
Springfield Township

County
Montgomery

School District
Springfield S.D.

Tax Parcel Number
52-00-00160-00-4

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration
1.00

2. Other Consideration
+ 0

3. Total Consideration
= 1.00

4. County Assessed Value
166,260.00

5. Common Level Ratio Factor
X 3.04

6. Computed Value
= 505,430.40

SECTION IV EXEMPTION DATA Refer to Instructions for exemption status.

1a. Amount of Exemption Claimed
\$505,430.40

1b. Percentage of Grantor's Interest in Real Estate
100 %

1c. Percentage of Grantor's Interest Conveyed
100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☒ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name

Richard Robinson

Telephone Number
(610) 564-4770

Mailing Address

321 Morris Road

City

Fort Washington

State

PA

ZIP Code

19034

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Richard Robinson

Date

01-16-2025

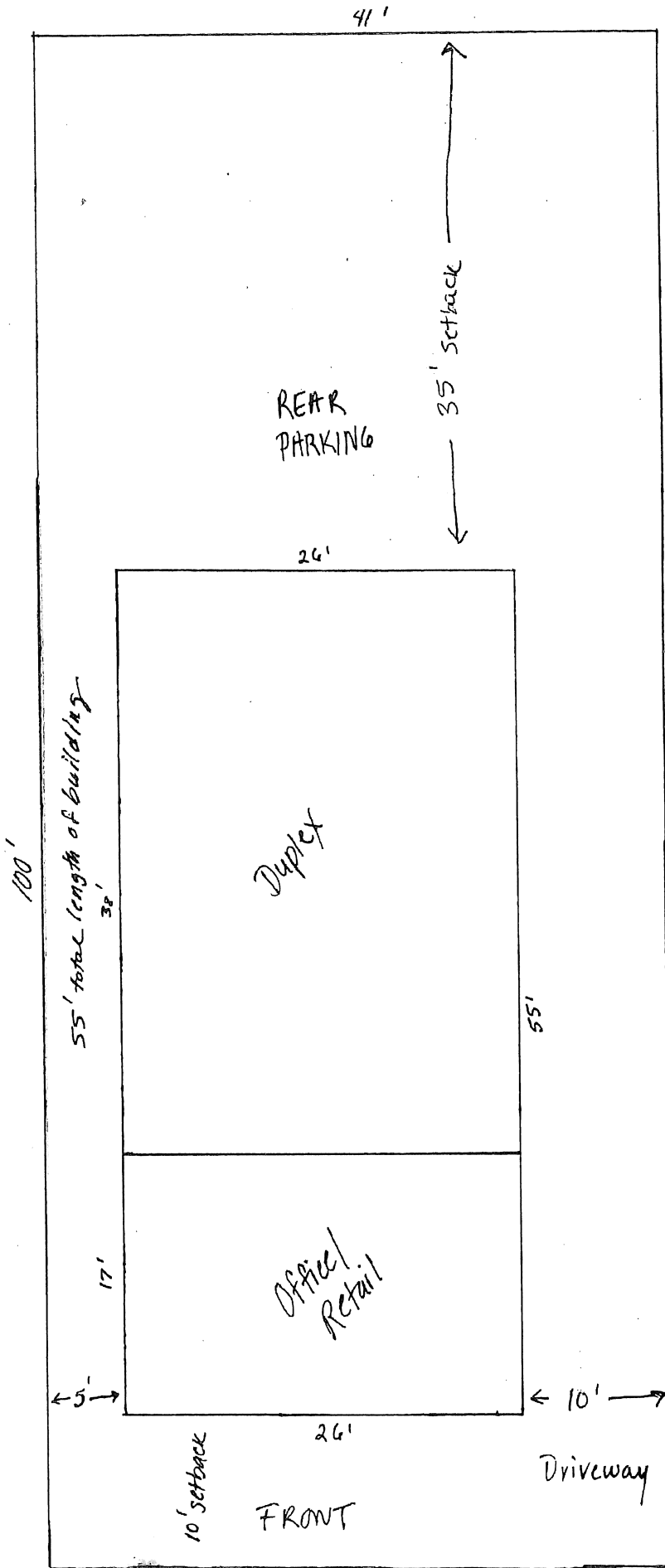
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

Adjoining lot is 109 ALLISON RD, ORELAND, PA. 19075 owned by 109 ALLISON LLC, .28 acres



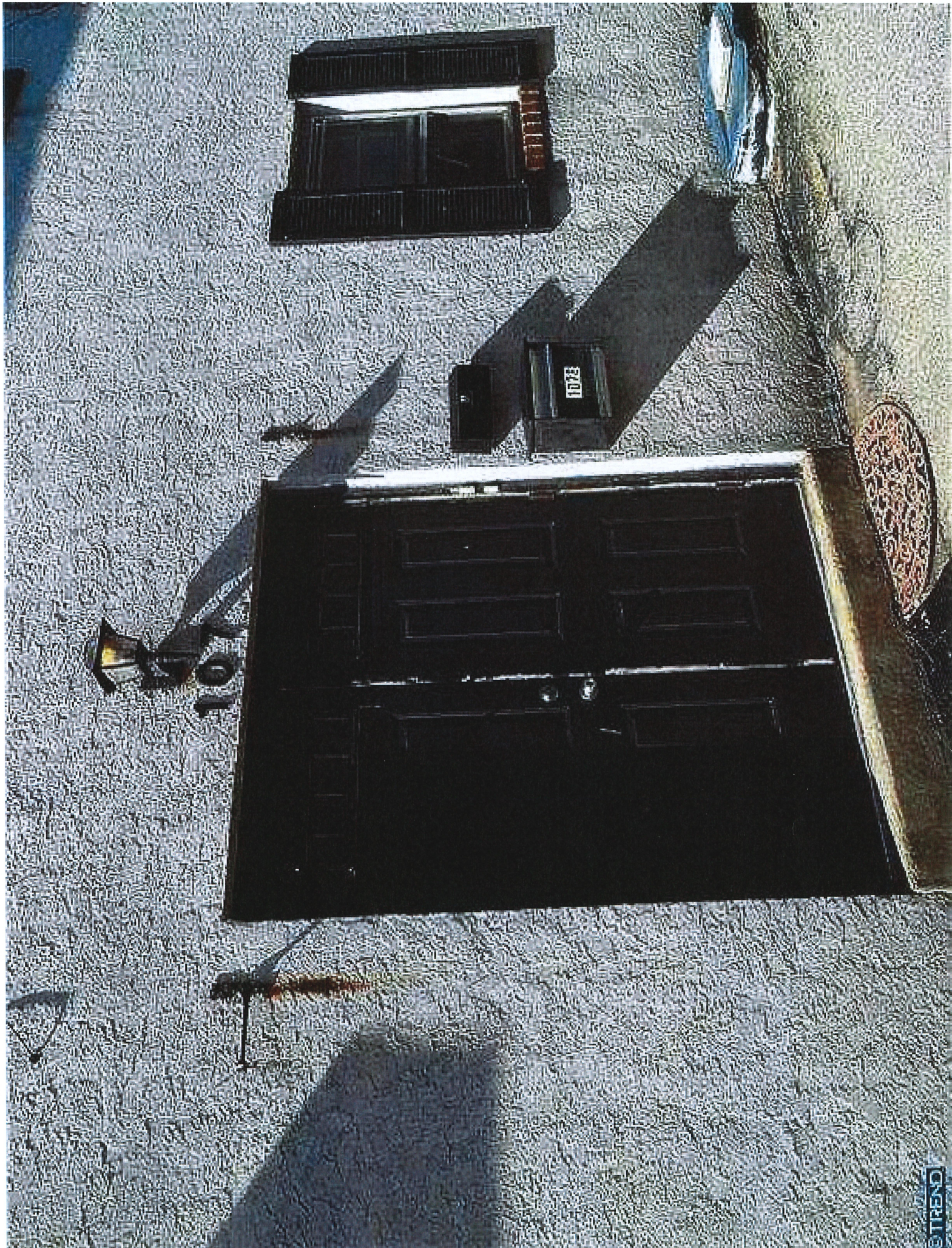
107 ALLISON RD, ORELAND PA. 19075

Adjoining lot is 105 ALLISON RD, ORELAND, PA 19075
.09 Acres Owned by Paul & Yvonne Forshetian

□ = 1 square foot



©1991

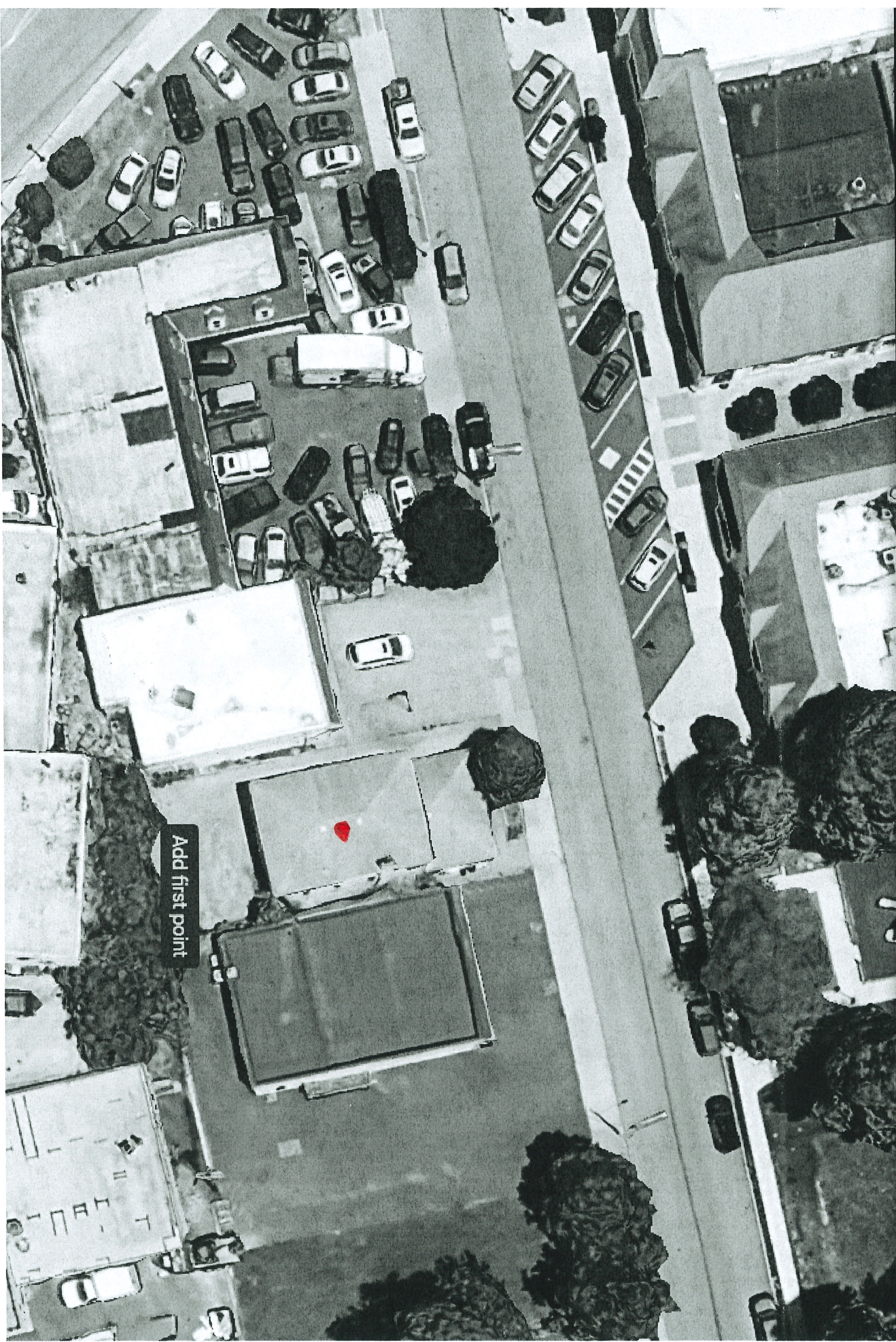






File Edit View Add Tools Help

107 Allison Road, Oreland, PA



Add first point

Chapter 114. Zoning

Article VII. C Residence District

§ 114-71. Permitted uses.

[Amended 10-8-1975 by Ord. No. 646; 7-14-1976 by Ord. No. 655; 7-8-1992 by Ord. No. 786; 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 B Residence District.
- B. Two-family detached dwelling.
- C. Single-family and two-family semidetached dwelling.
- D. Multiple dwelling, when authorized as a special exception; provided, however, that the following requirements must be met:
 - (1) A lot area of not less than 5,000 square feet per family shall be provided.
 - (2) The building shall not exceed:
 - (a) Forty percent of the lot area for one-story buildings.
 - (b) Twenty-five percent of the lot area for two-story buildings.
 - (c) Seventeen percent of the lot area for three-story buildings.
 - (d) Twelve and one-half percent of the lot area for four-story buildings.
 - (e) Ten percent of the lot area for buildings of five stories.
 - (3) Buffers shall be provided along property boundaries, buffers or street trees shall be provided along all streets and all parking areas shall be landscaped in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.
- E. A minor garage, when authorized as a special exception, provided that a minor garage must be built at least 100 feet away from any street.

§ 114-72. Lot and building area.

- A. Lot area. A lot area of not less than 5,000 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.

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-138. Nonconforming uses.

[Amended 4-9-1980 by Ord. No. 694; 12-13-1995 by Ord. No. 814; 4-13-2005 by Ord. No. 871; 9-12-2018 by Ord. No. 955]

- A. The lawful use of a building or premises, which use is existing at the time the applicable ordinance became effective or is authorized by a building permit issued prior thereto, may be continued although such use does not conform to the provisions of this chapter. If such nonconforming use is discontinued for 12 consecutive months, however, a rebuttable presumption shall be established that such nonconforming use has been abandoned. Such presumption may be challenged by application and appeal to the Zoning Hearing Board, and the landowner must present sufficient evidence at a hearing to prove to the Zoning Hearing Board that the preexisting nonconforming use was not intentionally abandoned.
- B. A lawful nonconforming use of a building or land may be changed to another, less intensive nonconforming use when authorized as a special exception. In addition to demonstrating compliance with the special exception criteria contained in § **114-165** of the Code, the applicant shall also establish that:
 - (1) The proposed nonconforming use on the property is less intensive than the lawful nonconforming use existing on the property beforehand;
 - (2) No enlargements in or additions to such building or the nonconforming area are proposed; and
 - (3) The new, less intensive nonconforming use does not result in any newly created ancillary nonconformities.
- C. Whenever a nonconforming use of a building or land has been changed to a less intensive nonconforming use or a conforming use, all rights to such previous nonconforming use shall hereinafter be considered permanently discontinued and abandoned.
- D. A lawful, nonconforming use of a portion of a building or land may be expanded within that building or land area by special exception, provided that such expansion:
 - (1) Complies with the special exception criteria contained in § **114-165** of the Code;
 - (2) Does not require any structural alterations; and
 - (3) Is no greater than 25% of the gross square footage area devoted to the nonconforming use when such use initially became nonconforming.
- E. A nonconforming building which is damaged by fire, explosion or an act of God may be repaired or rebuilt and used for the same purpose, provided that:
 - (1) The reconstruction of the building is commenced within one year from the date the building was damaged and is carried through to completion without undue delay.

(2) The reconstructed building does not exceed in height or in area the building damaged.

F. A nonconforming use of a building may not be changed otherwise than as provided in this section.

G. Any new stories or other vertical expansion erected on a nonconforming structure shall be constructed to fulfill all building setback requirements, including, but not limited to, front yard, rear yard, side yard, area requirements, height limitations and special requirements, and all other applicable regulations of the zoning district in which the structure is located, which regulations shall be applied (except as to height restrictions) on the level upon which such new stories are being erected. Otherwise, a variance, for each regulation with which the vertical expansion does not comply, must be approved by the Zoning Hearing Board.