



# 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

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*President*

Susanna O. Ratsavong  
*Vice President*

Peter D. Wilson  
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Brendan May  
Elizabeth McNamara  
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*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.

**Monday, December 22, 2025**, at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #25-23:** This is the application of **ABH Builders, Inc.**, equitable owner for the vacant property known as Parcel #5200-0287-5007, located within the 900 Block of Campbell Lane, Wyndmoor, PA 19038. The applicant has requested a variance from Section 114-83 and Section 114-84. B (1) of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a single-family dwelling on a lot with 40 feet of lot frontage instead of the required 45 feet. In addition, the applicant seeks approval to reduce the required side yard setbacks to 8.5 feet each for a total of 17 feet instead of the required 20 feet. The property is zoned within the D-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. \_\_\_\_\_

DATE: \_\_\_\_\_

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We ABH Builders Inc.

(Name of Applicant)

Of (Address) 775 Penllyn Blue Bell Pike, Blue Bell, PA 19422

(Telephone No.) (215) 429-7666

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 83, Subsection \_\_\_\_\_, of the Springfield Township Zoning Code.

X Other (please specify) A variance from Article 114, Section 84, Subsection B(1)  
to allow for aggregate side yards of 17 feet where 20 feet is required.

The property concerned is located at Campbell Lane

TMP 52-00-02875-007

Petitioner's Interest in the property is Equitable Owner

Present use of property Vacant Land

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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.

Subject property is an existing nonconforming lot with a lot width of only 40 feet

where 45 feet is required. Applicant is proposing to develop the lot with a single family detached dwelling and will provide side yards of 8.5 feet each, with an aggregate of 17 feet where a 20 foot aggregate is required.

Additional evidence and support for the relief to be provided at the hearing.

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



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.

ADH Builders Inc  
Printed Name of Applicant

 11/26/25  
Applicant's Signature and Date

**STANDARD AGREEMENT FOR THE SALE OF VACANT LAND**

ASVL

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES	
BUYER(S): <u>ABH Builders Inc and/or assignee</u>	SELLER(S): <u>Estate of Arsenio Tome</u>
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:

PROPERTY	
<input type="checkbox"/> See Property Description Addendum	
ADDRESS (including postal city) <u>Campbell LN Glenside</u> , ZIP <u>19038</u> ,	
in the municipality of <u>Springfield Township</u> , County of <u>MONTGOMERY</u> ,	
in the School District of <u>SPRINGFIELD TOWNSHIP</u> , in the Commonwealth of Pennsylvania.	
Tax ID #(s): _____ and/or	
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date; Control #): _____	
<u>52-00-02875-007</u>	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Long &amp; Foster Real Estate, Inc.</u>	Licensee(s) (Name) <u>Patricia Herling</u>
Company License # _____	State License # _____
Company Address <u>775 Penllyn Blue Bell Pike, Blue Bell, PA</u>	Direct Phone(s) _____
<u>19422</u>	Cell Phone(s) <u>(215)429-9424</u>
Company Phone <u>(215)643-2500</u>	Email <u>patricia.herling@lnf.com</u>
Company Fax <u>(215)643-1500</u>	Licensee(s) is (check only one):
Broker is (check only one):	<input type="checkbox"/> Buyer Agent (all company licensees represent Buyer)
<input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only)	<input checked="" type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>Long &amp; Foster Real Estate, Inc.</u>	Licensee(s) (Name) <u>Maria Castellucci</u>
Company License # <u>R0300713</u>	State License # <u>RS304633</u>
Company Address <u>860 Penllyn Blue Bell PIKE, Blue Bell, PA</u>	Direct Phone(s) <u>(215)486-7446</u>
<u>19422</u>	Cell Phone(s) _____
Company Phone <u>(215)654-5900</u>	Email <u>mariaparealtor@gmail.com</u>
Company Fax _____	Licensee(s) is (check only one):
Broker is (check only one):	<input type="checkbox"/> Seller Agent (all company licensees represent Seller)
<input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only)	<input checked="" type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	
Buyer Initials: <u>[Signature]</u>	Seller Initials: <u>[Signature]</u>

711 **32. HEADINGS (1-16)**

712 The section and paragraph headings in this Agreement are for convenience only and are not intended to indicate all of the matter in the  
713 sections which follow them. They shall have no effect whatsoever in determining the rights, obligations or intent of the parties.

714 **33. SPECIAL CLAUSES (2-12)**

715 (A) The following are part of this Agreement if checked:

- 716 ☐ Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)  
717 ☐ Sale & Settlement of Other Property Contingency with Right to Continue Marketing Addendum (PAR Form SSPCM)  
718 ☐ Sale & Settlement of Other Property Contingency with Timed Kickout Addendum (PAR Form SSPTKO)  
719 ☐ Settlement of Other Property Contingency Addendum (PAR Form SOP)  
720 ☐ Short Sale Addendum to Agreement of Sale (PAR Form SHS)  
721 ☐ Appraisal Contingency Addendum (PAR Form ACA)  
722 ☐  
723 ☐  
724 ☐

725 (B) Additional Terms:


726 Principal in ABH Builders is licensed to sell Real Estate in PA.  
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
738 Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing.


739 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counter-  
740 parts together shall constitute one and the same Agreement of the Parties.


741 **NOTICE TO PARTIES: WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT.** Parties to this transaction are  
742 advised to consult a Pennsylvania real estate attorney before signing if they desire legal advice.

743 Return of this Agreement, and any addenda and amendments, including return by electronic transmission, bearing the signatures  
744 of all parties, constitutes acceptance by the parties.

745  Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

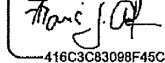
746  Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

747  Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money)  
748 before signing this Agreement.

749  **ABH Builders Inc and/or assignee** DATE 10/25/2025  
750 **BUYER** 1E3348E1E428416... DATE \_\_\_\_\_  
751 **BUYER** \_\_\_\_\_ DATE \_\_\_\_\_

752 Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.

753 Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

754  **Estate of Arsenio Tome** DATE 10/25/2025  
755 **SELLER** 416C3C83088F45C... DATE \_\_\_\_\_  
756 **SELLER** \_\_\_\_\_ DATE \_\_\_\_\_

0-0-0736

MAY 17 77

00226 DEEDS 736

A

900

Fee Simple Deed No. 751-S

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

**This Indenture**

Made the

12<sup>th</sup>

day of

MAY

in the year of our Lord one thousand nine hundred and seventy-seven (19 77)

**Between**ROBERT E. TAGLIALATELA and BEATRICE M. TAGLIALATELA, his wife

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

ARSENIO TOME and MARIE TOME, his wife

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

**Witnesseth**

That the said Grantor s

for and in consideration of the sum of

ELEVEN THOUSAND DOLLARS (\$11,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee s, 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 Grantee s, their heirs and assigns, as tenants by entireties,

ALL THAT CERTAIN lot or piece of land, SITUATE in the Village of Hyndmoor, Township of Springfield, County of Montgomery and State of Pennsylvania described according to a Plan and Survey made thereof by William T. Muldrew, Civil Engineers on the 19th day of February, A.D. 1923 and recorded in Deed Book 867 Page 600, as follows, to wit:-

BEGINNING at a point on the Northwestern side of Campbell Lane (40 feet wide) at the distance of 160 feet Southwestwardly from the intersection of the said side of Campbell Lane with the Southwestwardly side of New Street (40 feet wide).

CONTAINING in front or breadth on the said side of Campbell Lane 40 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Campbell Lane, 180 feet.

BEING the same premises which Helen R. Kirsch, widow, by Deed dated October 8, 1963 and recorded in Montgomery County in Deed Book 3305 Page 865 conveyed unto Robert E. Tagliatela and Beatrice M. Tagliatela, his wife, in fee.

UNDER AND SUBJECT to certain restrictions as now appear of record.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
MAY 17 77  
EB, 11160



110.00

REALLY TRANS. TAX PAID  
STATE 110.00  
LOCAL 110.00  
PER 77/77

BOOK 4200 PG 112

**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, and the \_\_\_\_\_ hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee s, \_\_\_\_\_ their heirs \_\_\_\_\_ and assigns, to and for the only proper use and behoof of the said Grantee s, \_\_\_\_\_ their heirs \_\_\_\_\_ and assigns forever. as tenants by entireties.  
UNDER AND SUBJECT, as aforesaid

**And** the said Grantors, for themselves, their \_\_\_\_\_

\_\_\_\_\_ heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee s, \_\_\_\_\_ their heirs \_\_\_\_\_ and assigns, by these presents, that they \_\_\_\_\_ the said Grantors and their \_\_\_\_\_ heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee s, \_\_\_\_\_ and their \_\_\_\_\_ and assigns, against them, the said Grantors and their \_\_\_\_\_

heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, \_\_\_\_\_ or any of them, shall and will \_\_\_\_\_  
SUBJECT AS AFORESAID \_\_\_\_\_ WARRANT and forever DEFEND.

**In Witness Whereof**, the parties of the first part to these presents have hereunto set \_\_\_\_\_ their \_\_\_\_\_ hands and seal s. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

*Amund McGee*

*Robert E. Tagliatela* (SEAL)  
Robert E. Tagliatela

*Beatrice M. Tagliatela* (SEAL)  
Beatrice M. Tagliatela

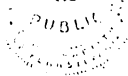
Commonwealth of Pennsylvania  
County of

On this, the 12<sup>th</sup> day of MAY, 19 77 before me,

the undersigned Officer,  
personally appeared ROBERT E. TAGLIALATELA and BEATRICE M. TAGLIALATELA, his wife

known to me (satisfactorily proven) to be the persons whose names he (are) subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



*Frank J. Fink*  
Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires November 12, 1977

COMMONWEALTH LAND  
INSURANCE COMPANY

C 555 531 CH

**DEED**

ROBERT E. TAGLIALATELA and  
BEATRICE M. TAGLIALATELA, his wife

-to-

ARSENIO TOME and MARIE TOME, his wife

President: Campbell Lane  
Springfield Township  
MONTGOMERY COUNTY, Penna.

733-S John C. Clark Co., Phila. 1977



Montgomery County S. S.

Recorded in the Office for Recording of Deeds & c.

In and for said county in Book 4200 No. 112 & c.

Witness my hand and seal of office this 17<sup>th</sup> day of May, 1977

*William J. Raloff*

Recorder

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PENNA.

REGISTERED -  
DATE May 17 1977

*Armando E. Jones*  
Township Engineer

The address of the above-named Grantee

is 912 Pleasant Avenue

On behalf of the Grantee

BOOK 4200 PG 114



## Chapter 114. Zoning

### Article VIII. D Residence District

#### § 114-83. Lot width.

[Added 3-11-1970 by Ord. No. 592; amended 11-13-1985 by Ord. No. 734]

Each lot used for a single-family detached dwelling shall have a minimum lot width of not less than 45 feet extending in depth from the street line to the building line. In the case of other expressly permitted dwelling types, there shall be a minimum lot width of not less than 35 feet per family, up to a maximum requirement of 105 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.

#### § 114-84. Yards.

[Amended 3-11-1970 by Ord. No. 591; 11-13-1985 by Ord. No. 734]

##### A. Front yards.

- (1) General requirements. 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.
- (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 70 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) In the case of a single-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 20 feet, but neither side yard shall be less than eight feet wide.
- (2) In the case of a two-family detached 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 16 feet wide.
- (3) In the case of a single-family semidetached or two-family semidetached dwelling, there shall be one side yard having a minimum width of at least 12 feet per family.
- (4) In the case of a multiple dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 40 feet, but neither side yard shall be less than 16 feet wide.

- 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.

## Article XIII. General Regulations

### § 114-134. Off-street parking and loading provisions.

[Amended 4-8-1981 by Ord. No. 702]

- A. Off-street parking shall be provided for the following uses with each parking space accessible from a street and located on the lot on which such use is situated.

- (1) Any dwelling. Two parking spaces for each housekeeping unit. Garages or driveways of individual units may be considered as parking areas. No parking space shall be provided nor parking permitted in the required front yard areas of multiple dwellings.
- (2) Multifamily Apartment District. In each Multifamily Apartment District there shall be one parking place for each one-bedroom apartment dwelling unit and two parking spaces for each two-or-more-bedroom dwelling unit, plus 15% surplus parking. In no event shall there be less than 1 1/2 parking spaces per dwelling unit for the entire multifamily apartment development.

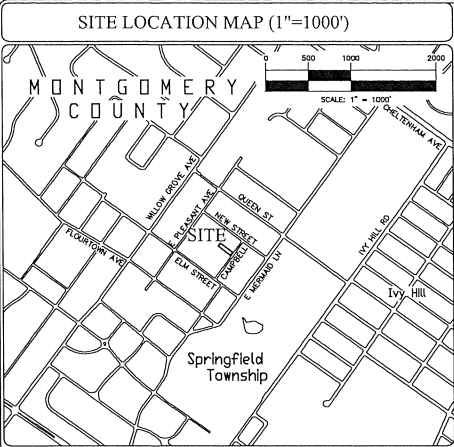
[Added 7-12-1989 by Ord. No. 771<sup>[1]</sup>]

[1] *Editor's Note: This ordinance also provided for the redesignation of Subsection A(2) through (12) as Subsection A(3) through (13).*

- (3) Retail store or shop, including, without limitation, dispensary facilities. One parking space for each 100 square feet of total floor area.

[Amended 4-12-2017 by Ord. No. 950]

- (4) Restaurant. One parking space for each 50 square feet of total floor area.
  - (5) Office. One parking space for each 200 square feet of total floor area.
  - (6) Shopping center. Five and one-half parking spaces for each 1,000 square feet of total leasable area.
  - (7) Hotel, motel, rooming house or tourist home. One parking space for each rental unit, plus one parking space per employee on the largest shift.
  - (8) Church, auditorium or other place of public assemblage. One parking space for every 50 square feet of total floor area.
  - (9) Hospital. One parking space for every bed, plus one parking space per employee on the largest shift.
  - (10) Library or museum. One parking space for each 800 square feet of floor area devoted to public use.
  - (11) Nursing home. One parking space for every 10 occupants, plus one parking space per employee on the largest shift.
  - (12) Manufacturing, warehouse or grower/processor facility. One parking space for each 400 square feet of total floor area or one space per employee on the largest shift, whichever is greater.
- [Amended 4-12-2017 by Ord. No. 950]
- (13) Motor vehicle sales. One parking space for each 500 square feet of total indoor sales floor area, plus one parking space for each 5,000 square feet of outside sales area for customer



ZONING DATA

OBTAINED FROM THE SPRINGFIELD TOWNSHIP ZONING ORDINANCE, ARTICLE VII AS LAST AMENDED.  
DISTRICT CLASSIFICATION: D RESIDENCE DISTRICT  
PROPOSED USE: SINGLE FAMILY DETACHED

REQUIREMENT	ALLOWED/REQUIRED	PROPOSED
MINIMUM LOT AREA:	4,500 S.F.	7,200 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	45 FT	40 FT (1)
FRONT YARD RESTRICTION:	30 FT	31 FT
SIDE YARD RESTRICTION:	8/20 FT. AGG.	8.5/17 FT (2)
REAR YARD RESTRICTION:	25 FT	99 FT
MAXIMUM BUILDING COVERAGE:	35%	15%
MAXIMUM IMPERVIOUS COVERAGE:	50%	24.3%
MAXIMUM BUILDING HEIGHT:	35 FT	LESS 35 FT

(1) EXISTING NON-CONFORMING  
(2) VARIANCE REQUIRED

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:  
SPRINGFIELD TOWNSHIP  
RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
52-00-02875-00-7	4200/0112	ARSENIO & MARIE TOME 241 SE 8TH AVE DEERFIELD BEACH, FL 33441	7,200 S.F.

- GENERAL NOTES
1. TOPOGRAPHICAL BOUNDARY AND RIGHT-OF-WAY INFORMATION IS BASED ON DEEDS AND PLANS OF RECORD. ALL INFORMATION ON THIS PLAN SHALL BE CONSIDERED TO BE APPROXIMATE.
  2. THE PROPOSED USE SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER FACILITIES.
  6. ALL CONSTRUCTION SHALL CONFORM TO THE SPRINGFIELD STANDARDS AND SPECIFICATIONS AS APPLICABLE.

APPLICANT INFORMATION

ABH BUILDERS, INC. 775 PENNLYN BLUE BELL PK BLUE BELL PA, 19422 (215) 643-9700
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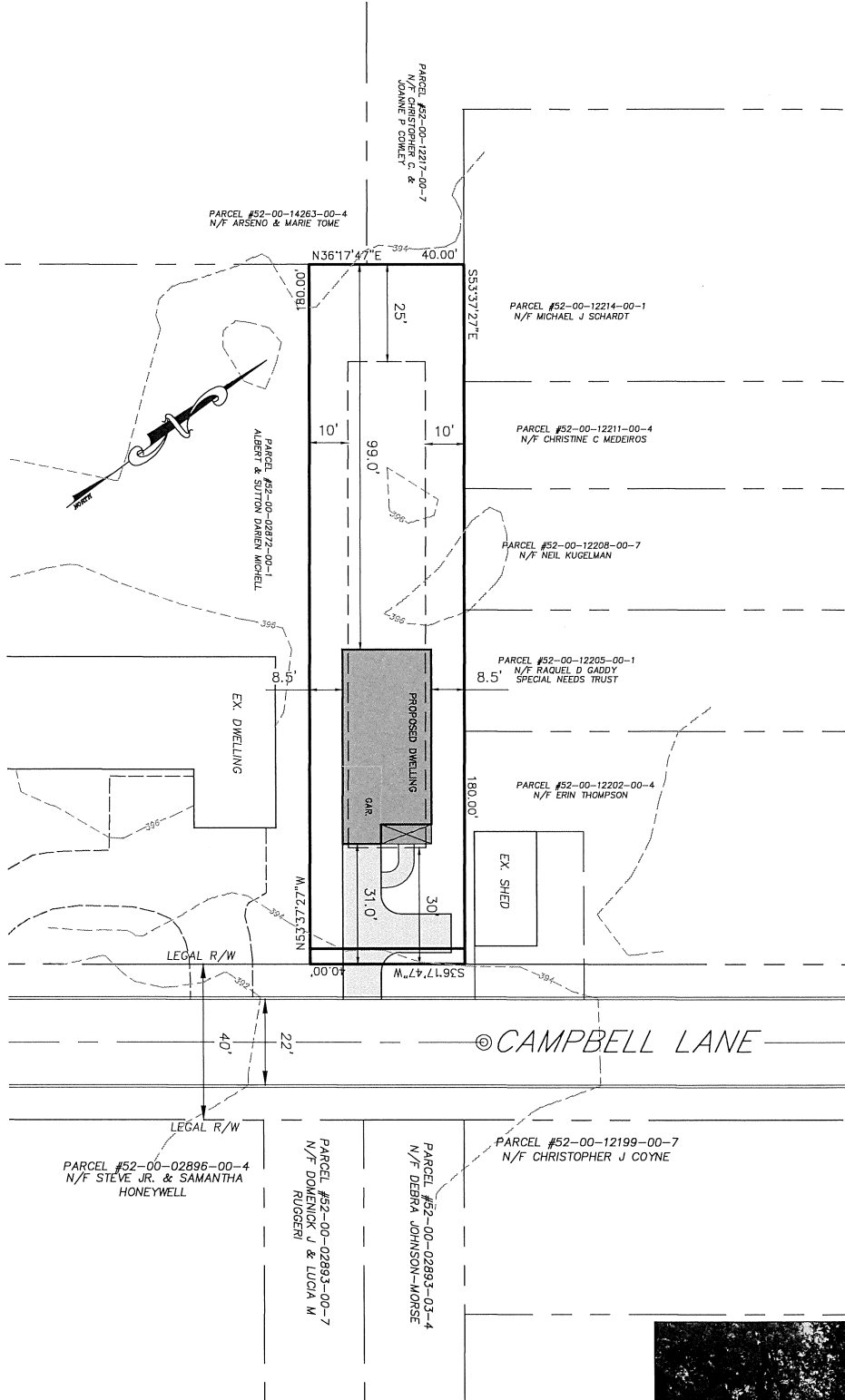


PHOTO OVERLAY DETAIL (1"=40')

<div>Plan Origination Date</div> <div>11-24-2025</div>	SKETCH PLAN				
	Prepared for ABH BUILDERS, INC. As part of 913 CAMPBELL LN				
	SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA				
	JASON T. SMELAND PROFESSIONAL ENGINEER PA NO. 059308				
<div>20 0 10 20 40 60</div> <div>GRAPHIC SCALE</div>		PROJECT MANAGER J.T.S.		DRAWING SCALE 1"=20'	SHEET NUMBER 1 OF 1
DRAFTED BY J.T.S.		PROJECT NUMBER 2715			

LENAPE VALLEY ENGINEERING  
Civil Engineering • Subdivision • Land Development  
P.O. Box 74, Chalfont, Pennsylvania 18914  
Tel (215) 622-1414 Fax (267) 308-0524  
Lenapeconsultants@yahoo.com





# 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.

**Monday, December 22, 2025**, at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #25-22:** This is the application of **Munz Construction**, applicant for the property located at 1900 Quill Lane, Oreland, PA 19075, known as Parcel #5200-1515-4004. The applicant has requested a special exception from Section 114-54. A. (2) of the Springfield Township Zoning Ordinance. The applicant seeks approval to reduce one of the two required front yards on this corner property to 35 feet in depth instead of the required 40 feet. The proposed 490 square foot addition is a single story in height. The property is zoned within the A-Residential District of Ward #7 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.

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.

check # 92289  
\$50000

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

Springfield Township  
Montgomery County  
Received

NOV 24 ENT'D

Community Development  
Department

NO. 25-22

DATE: 11-24-25

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Munz Construction

(Name of Applicant)

Of (Address) 201 Buck Road, Holland PA, 18966

(Telephone No.) 215-953-8833

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   V  , Section 114-54,  
Subsection A(2), of the Springfield Township Zoning Code.

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

       Other (please specify)       

The property concerned is located at 1900 Quill Lane, Oreland, PA, 19075

Petitioner's Interest in the property is Contractor

Present use of property Single-family

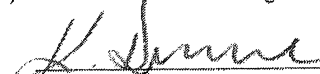
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.


This property is a double frontage which causes a hardship on the property.

We are requesting a special exemption to allow the (1-story) addition onto the existing house. The relief we are seeking is for a 5' reduction of one (1) of the existing 40' front yard setbacks to allow the space of the one story addition.

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

#25.22

  
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.

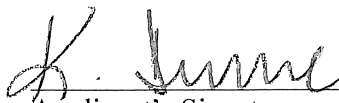
Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall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



Applicant's Signature and Date

## 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.
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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.

**Kiera Dunne**

Printed Name of Applicant

**Kiera Dunne**

Digitally signed by Kiera Dunne  
Date: 2025.11.24 10:22:04 -05'00'

Applicant's Signature and Date

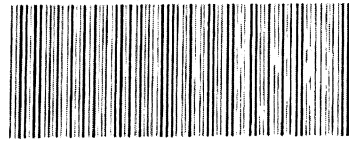
ORIGINAL



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

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

DEED BK 6104 PG 02763 to 02767  
INSTRUMENT # : 2018059530  
RECORDED DATE: 08/29/2018 02:53:44 PM



3897971-00201

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed  
Document Date: 08/08/2018  
Reference Info:

Transaction #: 4069494 - 2 Doc(s)  
Document Page Count: 4  
Operator Id: dkrasley

RETURN TO: (Simplifile)  
Endeavor Title  
50 Scott Adam Road, Ste. 210  
Cockeysville, MD 21030  
(410) 666-3780

PAID BY:  
ENDEAVOR TITLE

\* PROPERTY DATA:

Parcel ID #: 52-00-15154-00-4  
Address: 1900 QUILL LN

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

\* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$350,000.00

DEED BK 6104 PG 02763 to 02767  
Recorded Date: 08/29/2018 02:53:44 PM

FEES / TAXES:

Recording Fee: Deed	\$86.75
State RTT	\$3,500.00
Springfield Township RTT	\$1,750.00
Springfield School District RTT	\$1,750.00
<b>Total:</b>	<b>\$7,086.75</b>

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  
Endeavor Settlement & Escrow LLC agent  
for Stewart Title Guaranty Co.  
50 Scott Adam Road, Ste 210  
Cockeysville, MD 21030  
File No. 18-1610  
UPI # 52-00-15154 00-4

1900 Quill Lane, Oreland, PA 19075

This Indenture, made the 30<sup>th</sup> day of August, 2018.

Between

LALLIE GREENBERG AND MINDY GREENBERG

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

STEPHEN SCHURTZ AND JULIANNE SCHURTZ

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

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Three Hundred Fifty Thousand And 00/100 Dollars (\$350,000.00)** 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, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Springfield Township, Montgomery County, Pennsylvania, described according to a survey and plan made of Wyndmoor Valley, sections 3 and 4 made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania on January 15, 1959, which plan is recorded in the office for the recording of deeds in and for the County of Montgomery at Norristown in plan Book A-5, page 76 on May 26, 1960 as follows to wit:

BEGINNING at a point on the Northeast side of Summit Lane (fifty feet wide) which point is measured on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-two and fourteen one hundredths feet from a point on the Southeast Side of Quill Lane (fifty feet wide);

Thence extending along the Northeast side of Summit Lane South eighty degrees thirty-five minutes forty-five seconds east ninety-one and twenty-seven one hundredths feet to a point, thence extending north nine degrees twenty-four minutes fifteen seconds east one hundred forty feet to a point;

Thence extending north eighty degrees thirty-five minutes forty-five seconds West one hundred six and ninety six one hundredths feet to a point on the Southeast side of Quill Lane.

Thence extending along the Southeast side of Quill Lane South eleven degrees twenty-eight minutes West one hundred nineteen and thirty-six one hundredths feet to a point of curve;

Thence extending along the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-two and fourteen one hundredths feet to a point on the Northeast side of Summit Lane, the first mentioned point and place of BEGINNING.

Parcel No. 52-00-15154-00-4

BEING the same premises which Lallie Greenberg, by Deed dated 07/28/2015 and recorded 08/07/2015 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5965, Page 1165, granted and conveyed unto Lallie Greenberg and Mindy Greenberg, as joint tenants with the right of survivorship.

BEING the same premises which Lallie Greenberg, by Deed dated 07/28/2015 and recorded 08/07/2015 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5965, Page 1165, granted and conveyed unto Lallie Greenberg and Mindy Greenberg, as joint tenants with the right of survivorship.

**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 them, 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 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 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, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their 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 Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.



In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

Lallie Greenberg (SEAL)  
Lallie Greenberg  
Mindy Greenberg (SEAL)  
Mindy Greenberg

Commonwealth of Pennsylvania } ss  
County of Montgomery

On this, the 8th day of August, 2018, before me, the undersigned Notary Public, personally appeared Lallie Greenberg and Mindy Greenberg, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

[Signature]  
Notary Public  
My commission expires 1-31-21

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

300 E. Marshall 116  
West Chester, PA 19380

Alison Matthews  
On behalf of the Grantees

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
CAROLYN B. GROVE, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires January 31, 2021

# Deed

UPI # 52-00-15154-00-4

Lallie Greenberg and Mindy Greenberg

TO

Stephen Schurtz and Julianne Schurtz

Endeavor Settlement & Escrow LLC agent  
for Stewart Title Guaranty Co  
50 Scott Adam Road, Ste 210  
Cockeysville, MD 21030

## Chapter 114. Zoning

### Article V. A Residence District

#### § 114-54. Yards.

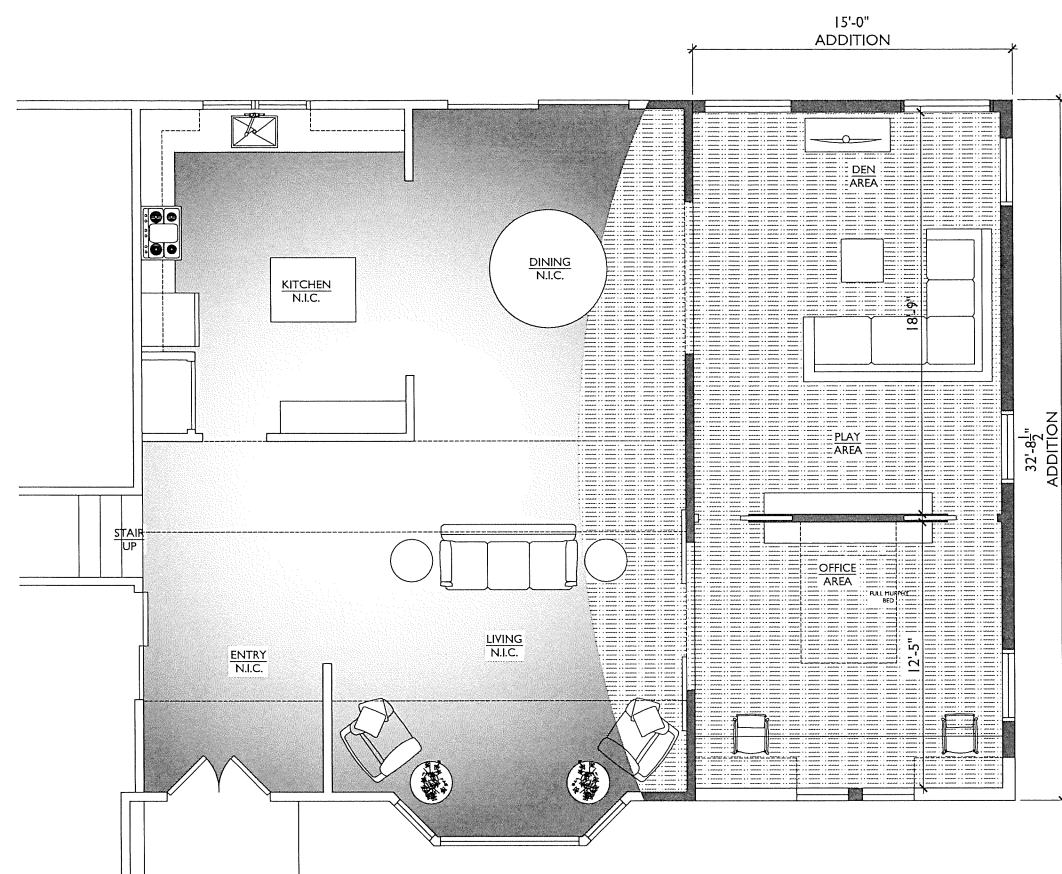
##### A. Front yards.

- (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 FIRST FLOOR PLAN OPTION-1  
SCALE: 1/4" = 1'-0"




SITE PLAN FOR  
PRELIMINARY PLANNING  
PURPOSES ONLY (NOT FIELD  
VERIFIED)

PRELIMINARY ZONING REVIEW			
PROPERTY:	1900 QUILL LANE		
ZONING DISTRICT:	'A' RESIDENCE DISTRICT		
USE: BUILDING	SINGLE FAMILY		
TYPE:	DETACHED		
REQUIREMENTS:			
LOT AREA:	13900SF		
YARD SET BACK: FRONT	40' MIN		
YARD SETBACK: SIDE	35' aggregate (12' EACH SIDE MIN)		
	ALLOWED	PROPOSED	
MAX BLDG AREA	20% (2780 SF)	18.3 % (2544 SF)	
IMPERVIOUS SURFACE AREA (DECK NOT INCL.)		30.9 % (4299 SF)	
SQUARE FOOTAGE DATA			
	EXISTING	PROPOSED	TOTAL
BUILDING COVERAGE:	2054 SF	490 SF	<u>2544 SF</u>
IMPERVIOUS SURFACE AREA (DECK NOT INCL.)	3809 SF	490 SF	<u>4299 SF</u>



2 FRONT ELEVATION  
SCALE:  $1/4" = 1'-0"$

Revision/Issue	Date



**Inglesby Architects**  
*Design with Balance*

PROJECT NAME AND ADDRESS	
ADDITION TO THE SCHURTZ RESIDENCE	
1900 QUILL LN ORELAND PA 19075	
SPRINGFIELD TOWNSHIP	

PROJECT NO.  
**25071**

DATE:  
**11/4/2025**

SHEET

A-1