



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

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Susanna O. Ratsavong
Vice President

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Solicitor

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Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

December 23, 2025

Kimberly A. Freimuth, Esq.
Spruce Law Group, LLC
1622 Spruce Street
Philadelphia, PA 19103

Re: Zoning Hearing Board Application #25-23, for the vacant property known as Parcel Numbers 5200-0287-5007, located within the 900 block of Campbell Lane, Wyndmoor, PA 19038.

Dear Ms. Freimuth,

This letter is sent to inform you that on Monday, December 22, 2025, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board finds that the subject property, as a matter of fact and law is a legal nonconforming lot, in the D-Residential District. In that zoning district, Springfield Township Zoning Ordinance allows a single-family dwelling as a permitted use. Further, the Zoning Hearing Board grants the variance from Section 114-84. B (1) to allow for two side yards of 8.5-feet each, with an aggregate of 17-feet, instead of the required 20-feet.

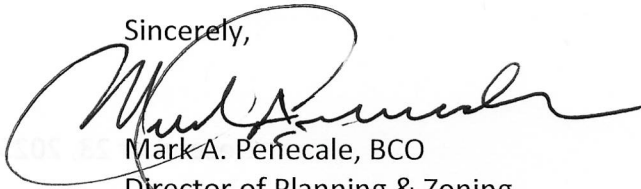
The approval of this application has the following conditions:

1. Prior to obtaining a building permit, the applicant is required to provide a hydrological study for the site and must present an on-site stormwater management plan that complies with all Township Standards for the lot in its post construction state and approved by the Township Engineer.
2. The applicant shall consider moving the proposed new home back on the site to create a 45-foot front yard setback to accommodate the neighbor's privacy concerns.
3. Otherwise, the use of the lot must be in accordance with the testimony and exhibits entered into evidence by the applicant.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. Zoning decisions expire within 12 months from the date of authorization thereof unless a

building permit is obtained within that time under Section 114-165. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



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

Cc: ABH Builders, Inc. 775 Penllyn Blue Bell Pike, Blue Bell, PA 19422
ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



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Munz Construction, Inc.
201 Buck Road
Holland, PA 18966

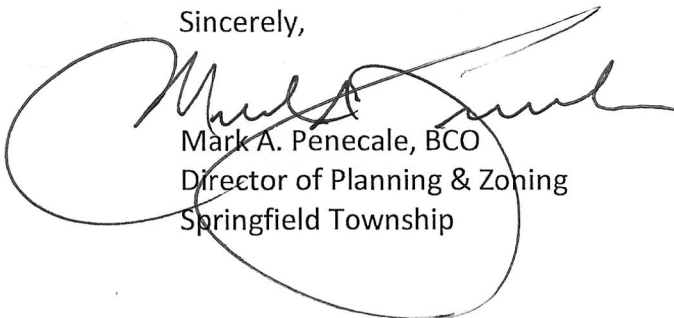
Re: Zoning Hearing Board Application #25-22, for the property located at 1900 Quill Lane, Oreland, PA 19075, known as Parcel Numbers 5200-1515-4004.

Dear Mr. Craigie,

This letter is sent to inform you that on Monday, December 22, 2025, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the special exception requested from Section 114-54. A (2) of the Springfield Township Zoning Ordinance. The approval of this application will allow for the proposed 490 square foot, single story addition to encroach 5 feet into the required 40-foot front yard setback. The proposed addition must be used and constructed as per the testimony and exhibits entered into evidence at the hearing.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. Zoning decisions expire within 12 months from the date of the authorization thereof unless a building permit is obtained within that time under Section 114-165. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



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

Cc: Julianne & Stephen Schurtz, 1900 Quill Lane, Oreland, PA 19075
ZHB Members by way of email
ZHB Solicitor by way of email