



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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January 27, 2027

Ms. Julie Bernstein
Kaplin Stewart Meloff Reiter & Stein, P.C.
Union Meeting Corporate Center
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422-0765

Re: Zoning Hearing Board Application #26-01, for the property located at 900/1000 E. Mermaid Lane, Wyndmoor, PA 19038. Also Known as Parcel Numbers 5200-1152-1253 and Parcel #5200-1152-4007.

Dear Ms. Bernstein,

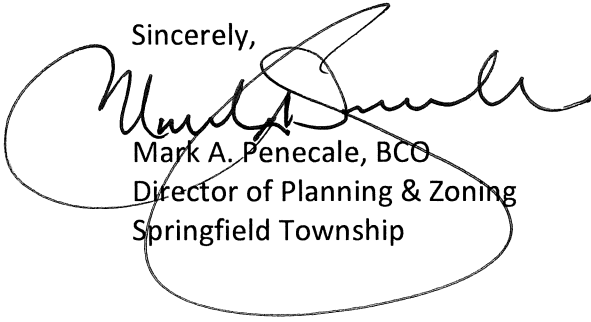
This letter is sent to inform you that on Monday, January 26, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-12. C. 1 of the Springfield Township Zoning Ordinance. The approval of the variance will allow for the use of the existing warehouse building to the rear of the site as "Clubhouses", or storage facilities for keeping of classic automobiles and other collectibles. The building is limited to no more than 5 such storage units.

The approval of this application has the following conditions:

1. The use of the building must be in accordance with the testimony and exhibits entered into evidence for this application.
2. Any repair to the vehicles must be limited to the property of the owner or lessee of the unit.
3. There will be no uses of the property that are prohibited in the Limited Industrial District under section 114-12.C.2 of the Zoning Ordinance.

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 of the Springfield Township Zoning Ordinance. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is fluid and cursive, with a large loop at the beginning and end. It is positioned over the typed name and title.

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

Cc:

Mr. Scott Janzen: 7805 Ardmore Avenue, Wyndmoor, PA 19038
ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
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