



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

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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, February 23, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-02: This is the application of **Bridge Community Church of Philadelphia**, owner of the property located at 317 Oreland Mill Road, Oreland, PA 19075, and known as Parcel #5200-1278-7004 and Parcel #5200-0936-4007. The applicant proposes to subdivide the 40,810 square foot tract and create a separate parcel for single family dwelling. In doing so, this proposal would create a side yard setback of 19.88 feet, instead of the required 20-foot setback. The applicant has requested a variance from Section 114-74. B of the Zoning Ordinance. The property is zoned within the C-Residential District of Ward #6 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. 2607

DATE: 1.29.26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Bridge Community Church of Philadelphia

(Name of Applicant)

Of (Address) P.O. Box 29724, Elkins Park, PA 19027

(Telephone No.) 267-567-7100

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.

XX 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 317 Oreland Mill Road - Parcel numbers
52-00-12787-00-4 and 52-00-09364-00-7

Petitioner's Interest in the property is Owner

Present use of property Place of worship (non-conforming use)

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.

Please see attached narrative.

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 #26-02
Check #0325
\$1200⁰⁰

Veronica Rodriguez
Applicant's Signature *authorized agent*
Same as above
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

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.

Bridge Community Church of Philadelphia
Printed Name of Applicant

Robert J. Regan
Applicant's Signature and Date authorized agent

Springfield Township Zoning Hearing Board Application
Application of Bridge Community Church of Philadelphia
317 Oreland Mill Road, Oreland Pa.

ADDENDUM TO ZONING HEARING BOARD APPLICATION

Bridge Community Church of Philadelphia ("Church") is the owner of the property located at 317 Oreland Mill Road, Oreland, Montgomery County, more specifically identified as Tax Parcel Nos. 5200-1278-7004 and 5200-0936-4007 (the "Property"). The Property is situated in the C Residential Zoning District pursuant to the Springfield Township zoning map.

The Property has a total lot area of 40,810 square feet. The existing structures on the Property include a place of worship and secondary accessory church building, with associated parking, and a residential dwelling. The existing place of worship use is a legal nonconforming use in the C Residential district. A single-family dwelling is a use permitted by right.

The Church proposes to subdivide the Property into two lots, in order to locate the place of worship buildings on a single lot (identified on the attached plan as Lot 1) and locate the single-family residential dwelling on its own lot (identified on the attached plan as Lot 2). The existing buildings on the Property are in need of renovations, and the sale of the single-family dwelling will provide the Church with funds to facilitate the building improvements and the operation of the church. The dwelling is not usable for Church purposes, and rental is not a viable option.

To facilitate the subdivision, the Applicant seeks a *de minimus* variance from Section 114-74.B of the zoning ordinance to permit a side yard setback of 19.88 feet, where a setback of 20 feet is required for Lot 1.

The proposed subdivision will otherwise comply with all dimensional requirements applicable to both lots in the C Residential district.

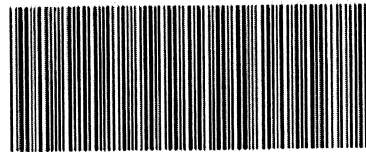
This requested relief is necessary because of the Property's irregular shape and the location of existing improvements. At a dimension of .12 feet, this variance of only 1.44 inches is *de minimus*. If granted, the relief will have no adverse impact on public health, safety, or welfare. The relief will not alter the essential character of the neighborhood and represents the minimum relief necessary to afford reasonable use and development of the Property.



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 6418 PG 02742 to 02750.2
INSTRUMENT # : 2025061076
RECORDED DATE: 10/30/2025 03:44:20 PM



6458774-0024/

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

Document Type: Deed
Document Date: 10/10/2025
Reference Info:

Transaction #: 7169329 - 2 Doc(s)
Document Page Count: 8
Operator Id: TWilliams2

RETURN TO: (Simplifile)
Land Services USA, Inc.
500 Office Center Dr Ste 305
Fort Washington, PA 19034-3227
(610) 279-8290

PAID BY:
LAND SERVICES USA INC

*** PROPERTY DATA:**

Parcel ID #: 52-00-12787-00-4
Address: ORELAND MILL RD

52-00-09364-00-7
INTEGRITY AVE

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

PA
Springfield Township (0%)
Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,000,000.00
TAXABLE AMOUNT: \$0.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$8.00
Additional Parcels Fee	\$15.00
Affordable Housing Pages	\$8.00
Affordable Housing Parcels	\$0.50
Total:	\$119.75

DEED BK 6418 PG 02742 to 02750.2
Recorded Date: 10/30/2025 03:44:20 PM

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**

Digitally signed 12/30/2025 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2025061076 (page 1 of 11)
Montgomery County Recorder of Deeds



Prepared by and Return to:

Land Services USA, LLC
920 Germantown Pike
Suite 201
Plymouth Meeting, PA 19462
215-563-5468

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-12787-00-4 SPRINGFIELD TOWNSHIP
ORELAND MILL RD
CHURCH FOUNDATION THE SAINT PHILIP IN THE FIES \$15.00
B 076 L U 024 5901 10/29/2025 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-09364-00-7 SPRINGFIELD TOWNSHIP
INTEGRITY AVE
CHURCH FOUNDATION TR OF THE DIOCESE OF PENN \$15.00
B 053 L 15 U 054 5902 10/29/2025 JG

File No. PAOR25-1077AK

UPI # 52-00-12787-00-4; 52-00-09364-00-7

This Indenture, made the 10th day of October, 2025,

Between

THE CHURCH FOUNDATION, A PENNSYLVANIA NONPROFIT CORPORATION

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

BRIDGE COMMUNITY CHURCH OF PHILADELPHIA, A PENNSYLVANIA NONPROFIT CORPORATION

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million And 00/100 Dollars (\$1,000,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, Premises "A" and Premises "B", as more fully described on the attached "**Exhibit A**".

AS TO PREMISES "A":

BEING the same premises which Conrad J. Gettler and Mary A. Gettler, his wife, by Deed dated 8/29/1945 and recorded 9/1/1945 in the County of Montgomery in Deed Book 1672 page 377, conveyed unto The Church Foundation, a Pennsylvania corporation, in fee.

AS TO PREMISES "B":

BEING a portion of the premises which W. Evelyn Bucks, singlewoman, by Deed dated 2/9/1954 and recorded 2/15/1954 in the County of Montgomery in Deed Book 2444 page 541, conveyed unto The Church Foundation, a Pennsylvania corporation, the designated trustee of the Diocese of Pennsylvania, in fee.



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 it, the said grantor, 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 Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

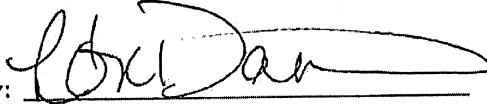
And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

[Signature Page Will Follow]



In Witness Whereof, the party of the first part has caused the within instrument to be executed as of the day and year first above written.


THE CHURCH FOUNDATION,
A PENNSYLVANIA NONPROFIT
CORPORATION

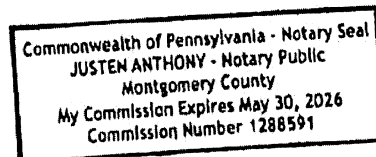
By: 
Lori Daniels, Executive Director

Commonwealth of Pennsylvania

County of Montgomery

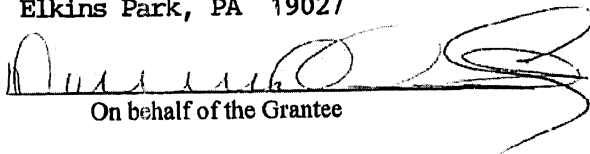
This record was acknowledged before me on October 10th 2025 Lori Daniels, Executive
Director, who represents that he/she is authorized to act on behalf of The Church Foundation,
a Pennsylvania nonprofit corporation.


Notary Public
My commission expires 5/30/2026



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

P.O. Box 29724
Elkins Park, PA 19027



On behalf of the Grantee

File No. PAOR25-1077AK

Record and return to:
Land Services USA, LLC
920 Germantown Pike, Suite 201
Plymouth Meeting, PA 19462



Deed	UPI # 52-00-12787-00-4; 52-00-09364-00-7 The Church Foundation, a Pennsylvania nonprofit corporation TO Bridge Community Church of Philadelphia, a Pennsylvania nonprofit corporation	Land Services USA, LLC 920 Germantown Pike Suite 201 Plymouth Meeting, PA 19462
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EXHIBIT A

Property Description Attached



SITE ENGINEERING CONCEPTS, LLCConsulting Engineering and Land Development Services

PREMISES "A"**METES AND BOUNDS DESCRIPTION**

**BEING LOTS 25, 26, 27, AND 28 OF THE SUNNYBROOK COUNTRY CLUB SECTION
SUBDIVISION, PREPARED BY BARTIN & MARTIN, DATED APRIL 24, 1944,
IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF MONTGOMERY
AND THE COMMONWEALTH OF PENNSYLVANIA**

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF LORRAINE AVENUE (45 FEET WIDE RIGHT OF WAY), AT A DISTANCE OF 86.43 FEET, SOUTH 34 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG SAID NORTHERLY SIDE OF LORRAINE AVENUE, FROM THE POINT OF TANGENCY WITH THE INTERSECTION OF ORELAND MILL ROAD (45 FEET WIDE RIGHT OF WAY), AND FROM SAID POINT AND PLACE OF BEGINNING RUNNING THENCE;

1. NORTH 55 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 135.00 FEET;

THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE REAR OF LOTS 28, 27, 26, & 25 OF THE ABOVEMENTIONED SUBDIVISION,
2. THENCE NORTH 07 DEGREES 12 MINUTES 03 SECONDS EAST, A DISTANCE OF 146.50 FEET;
3. THENCE NORTH 12 DEGREES 11 MINUTES 11 SECONDS WEST, A DISTANCE OF 63.60 FEET;
4. THENCE ALONG THE COMMON LOT LINE BETWEEN LOT 25 AND LOT 24 OF THE ABOVE SAID SUBDIVISION, NORTH 77 DEGREES 13 MINUTES 44 SECONDS EAST, A DISTANCE OF 136.69 FEET, TO A POINT ON THE NORTHWESTERLY SIDE OF ORELAND MILL ROAD (45 FEET WIDE RIGHT OF WAY);
5. THENCE, ALONG THE NORTHWESTERLY SIDE OF ORELAND MILL ROAD (45 FEET WIDE RIGHT OF WAY), SOUTH 12 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 168.72 FEET;
6. THENCE, ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 82.92 FEET, WITH A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF SOUTH 10 DEGREES 59 MINUTES 01 SECONDS WEST AND WITH A CHORD LENGTH OF 80.56 FEET;
7. THENCE, SOUTH 34 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 86.43 FEET, TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 40690 SQUARE FEET OR 0.934 ACRES

BEING UPI #52-00-12787-00-4

P.O. Box 1992, Southeastern, PA 19399
P: 610.240.0450 F: 610.240.0451



SITE ENGINEERING CONCEPTS, LLCConsulting Engineering and Land Development Services

PREMISES "B"**METES AND BOUNDS DESCRIPTION**

**BEING LOT 15 OF THE PLAN OF LOTS MADE FOR RALPH J. BUCKS, PREPARED BY MARTIN & MARTIN, DATED JANUARY 31, 1950,
IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF MONTGOMERY
AND THE COMMONWEALTH OF PENNSYLVANIA**

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ORELAND MILL ROAD (50 FEET WIDE RIGHT OF WAY), AT THE INTERSECTION OF INTEGRITY AVENUE (50 FEET WIDE RIGHT OF WAY, NOW VACATED), SAID POINT BEING 159.86 FEET FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF ORELAND MILL ROAD (50 FEET WIDE RIGHT OF WAY) AND THE CENTERLINE INTERSECTION OF INTEGRITY AVENUE (50 FEET WIDE RIGHT OF WAY), AND FROM SAID POINT AND PLACE OF BEGINNING RUNNING THENCE;

1. NORTH 77 DEGREES 48 MINUTES 49 SECONDS EAST, A DISTANCE OF 120.00 FEET;
2. THENCE SOUTH 53 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 14.85 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF INTERGRITY AVENUE (50 FEET WIDE RIGHT OF WAY, NOW VACATED);
3. THENCE, ALONG NORTHERLY RIGHT OF WAY OF INTERGRITY AVENUE (50 FEET WIDE RIGHT OF WAY), SOUTH 36 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 140.29 FEET, TO THE POINT OF CURVATURE ON THE EASTERLY SIDE OF ORELAND MILL ROAD (50 FEET WIDE RIGHT OF WAY);
4. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 34.45 FEET, WITH A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 77°59'21" WEST, WITH A CHORD LENGTH OF 27.36 FEET;
5. THENCE, ALONG EASTERLY SIDE OF ORELAND MILL ROAD (50 FEET WIDE RIGHT OF WAY) NORTH 12 DEGREES 11 MINUTES 11 SECONDS WEST, A DISTANCE OF 93.05 FEET, TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 8633 SQUARE FEET OR 0.198 ACRES

BEING UPI #52-00-09364-00-7

P.O. Box 1992; Southeastern, PA 19399
P: 610.240.0450 F: 610.240.0451



**REV-183**BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

(EX) MOD 06-19 (FI)

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

\$0.00

Book:

6418

Page:

Instrument Number:

02742

Date Recorded:

10/30/2025 03:44:20 PM
Addendum (if any)**SECTION I TRANSFER DATA**

Date of Acceptance of Document

October 22, 2025

Grantor(s)/Lessor(s)

See attached

Telephone Number

Grantee(s)/Lessee(s)

See attached

Telephone Number

Mailing Address

23 East Airy Street

Mailing Address

P.O. Box 29724

City

Norristown

State

PA

ZIP Code

19401

City

Elkins Park

State

PA

ZIP Code

19027

SECTION II REAL ESTATE LOCATION

Street Address

317 Oreland Mill Road and Lot 15 Integrity Avenue

City, Township, Borough

Springfield Township

County

Montgomery

School District

Springfield Township School District

Tax Parcel Number

52-00-12787-00-4 & 52-00-09364-00-7

SECTION III VALUATION DATAWas transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration

\$1,000,000.00

2. Other Consideration

+ 0.00

3. Total Consideration

= \$1,000,000.00

4. County Assessed Value

\$1,240,150.00

5. Common Level Ratio Factor

X 3.25

6. Computed Value

= \$4,030,487.50

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$4,030,487.50

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/slaw party. (Attach complete copy of agency/slaw 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.)**This is transfer between two Non-Profit Religious Entities, therefore Pennsylvania Realty Transfer Tax is exempt under Section 91.163 (b)(17).****SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name

The Church Foundation, a Pennsylvania Non-Profit Corporation

Telephone Number

215, 550-9880

Mailing Address

23 East Airy Street

City

Norristown

State

PA

ZIP Code

19401

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

Lori L. Daniels, Executive Director

Date

10/17/25

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



1830019105

1830019105

eCertified copy of recorded # 2025061076 (page 10 of 11)
Montgomery County Recorder of Deeds

Chapter 114. Zoning

Article VII. C Residence District

§ 114-74. Yards.

A. Front yards.

- (1) General requirement. 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.
[Amended 3-11-1970 by Ord. No. 591]
- (2) Corner lots. In 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 80 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- or two-family dwellings.

- (a) In the case of a single-family or 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 20 feet, but neither side yard shall be less than eight feet wide, provided that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 60 feet, a single-family or two-family detached 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 or two-family detached 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 yard is not thereby reduced to less than the required eight feet.
- (b) In the case of a single-family or two-family semidetached dwelling, there shall be at least one side yard which shall be not less than 12 feet wide.

- (2) Other buildings. In the case of any building other than a single-family or two-family detached or semidetached 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.

BRIDGE COMMUNITY CHURCH

MINOR SUBDIVISION PLAN

ADJOINING PROPERTIES:

LANDS N/F:*

1. MICHAEL JR & SHERRYN CURCIO
315 ORELAND MILL ROAD
52-00-12784-00-7
DB 5774 PG 1826
2. CHRISTOPHER & JENNY MILLER
312 WILLOW ROAD
52-00-18295-00-4
DB 5714 PG 2078
3. JOSEPH & LEIGH MCFADDEN
314 WILLOW ROAD
52-00-18295-00-4
DB 5114 PG 1012
4. ROBERT AND SHEILA SERANNI
400 WILLOW ROAD
52-00-18301-00-7
5. ALLISON JANE LLEWELLYN & NANCY JEAN
402 WILLOW ROAD
52-00-18304-00-4
DB 6407 PG 02864
6. LICCIO PETER AND RENEE PARCEL
403 LORRAINE AVENUE
52-00-10363-00-7
DB 6206 PG 530
7. CEARA HUGHES
405 LORRAINE AVENUE
52-00-10366-00-4
DB 5981 PG 1717

*FROM PUBLIC PROPERTY RECORDS FOR
MONTGOMERY COUNTY

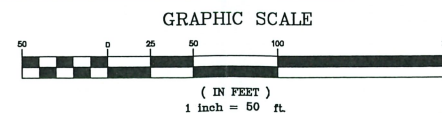


DRAWING SCHEDULE

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. MINOR SUBDIVISION PLAN

CIVIL ENGINEER:
SITE ENGINEERING CONCEPTS, LLC
ATTN: HARRY HIGHLEY-GERGEL, P.E.
P.O. BOX 1992, SOUTHEASTERN, PA 19399
P: 484-747-0884
E: HHGERGEL@SITE-ENGINEERS.COM

VICINITY MAP INCLUDING STRUCTURES WITHIN 200' OF SITE



OWNER/APPLICANT:
BRIDGE COMMUNITY CHURCH OF PHILADELPHIA
ATTN: DALE LEONARD
P.O. BOX 29724, ELKINS PARK, PA 19027
P: 267-567-7100
E: DRLEONARD99@GMAIL.COM

NUM.	DATE	REVISION			
PLAN PREPARED BY:					
<p><i>SITE ENGINEERING CONCEPTS, LLC</i> P.O. BOX 1992 SOUTHEASTERN, PA 19399</p>					
P: 610-240-0450		F: 610-240-0451		E: INFO@SITE-ENGINEERS.COM	
PLAN PREPARED FOR:					
<p><i>BRIDGE COMMUNITY CHURCH OF PHILADELPHIA</i></p>					
<p>317 ORELAND MILL RD ORELAND, PA 19075</p>					
SPRINGFIELD TOWNSHIP			MONTGOMERY COUNTY		
			PENNSYLVANIA		
			DATE: JANUARY 22, 2026		
COVER SHEET					
SHEET 1 of 3					
SCALE: 1" = 50'					



NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 5-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20191573135



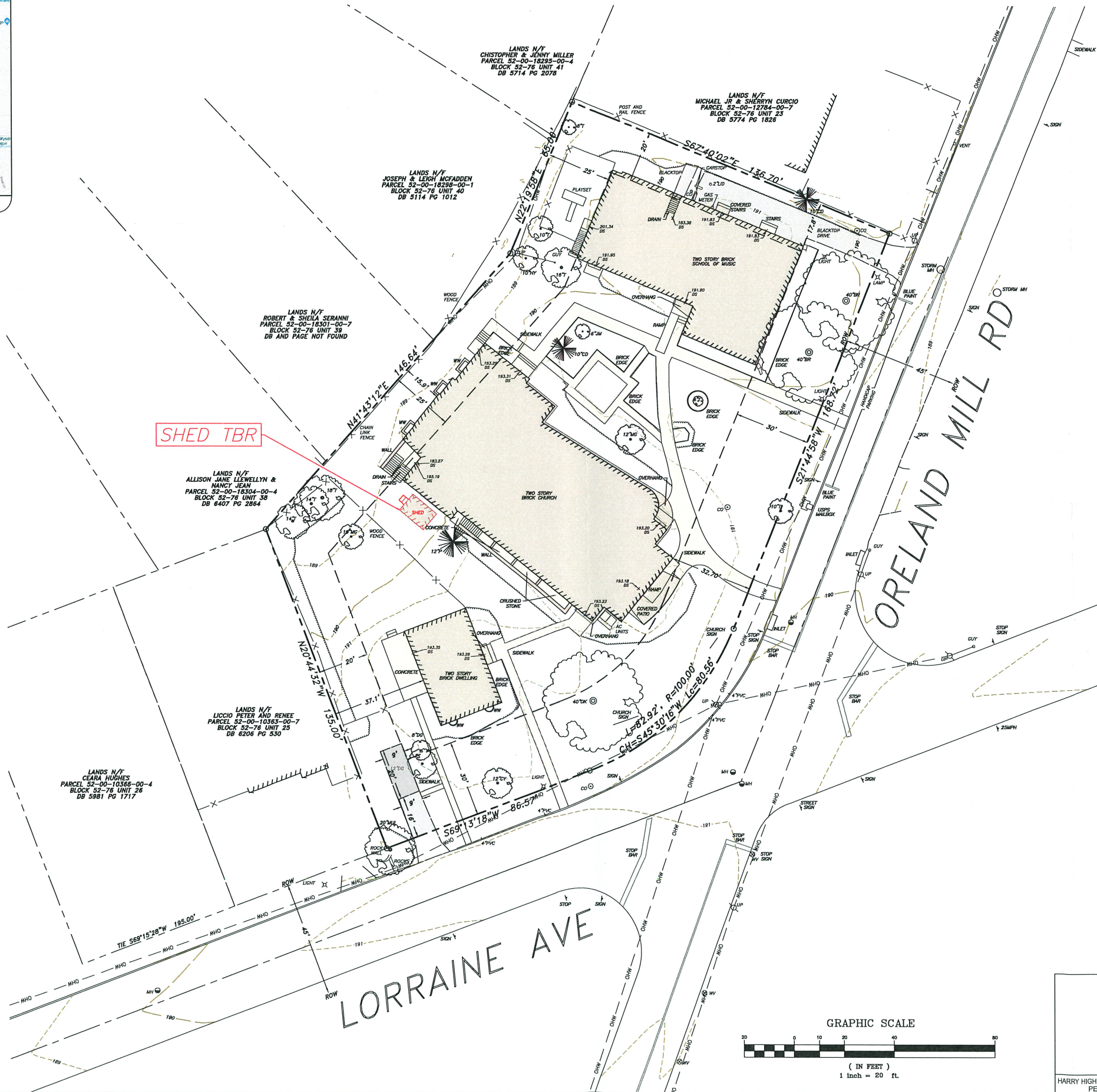
TREE LEGEND

AL ALANTHUS MB MULBERRY
AS ACORN MC MC
AV ARBORVITAE MJ J. MAPLE
BR BIRCH OK OAK
CH CHERRY KS KASAS
CO COCONUT SW SW
CR CHERRY SPRUCE
CU CUPRESSUS SY SYCAMORE
EL ELUO TU TUPOPLAR
FR FRUIT W WALNUT
HA HACKBERRY TU TUPOPLAR
HO HICKORY WA WALNUT
HM HEWLOCK WI WILLOW
MA MAPLE WP WHITE PINE
KO KOUSA DOGWOOD

THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.

PLAN LEGEND

--- SUPPLEMENTAL CONTOUR (1' INTERVAL)
--- INDEX CONTOUR (5' INTERVAL)
--- EXISTING STORM SEWER PIPING
--- EXISTING SANITARY SEWER PIPING
--- EXISTING GAS MAIN
--- EXISTING WATER MAIN / SERVICE
--- EXISTING UNDERGROUND TELEPHONE
--- EXISTING EDGE OF WOODS
--- EXISTING EDGE OF PAVEMENT
--- EXISTING FENCE LINE
--- PROPERTY LINE
--- BUILDING SETBACK LINE
--- CONC.
--- UTILITY POLE
--- SIGN
--- LIGHT POLE
--- OWM WATER VALVE
--- OWM WATER METER
--- OWM CLEAN OUT
--- OSAN VENT SANITARY VENT
--- OSAN CO SANITARY CLEAN OUT
--- OGM GAS METER
--- OGV GAS VALVE



GENERAL NOTES

1. PARCEL INFORMATION:
PARCEL NUMBER: 52-00-12787-00-4 Block 52-76 Unit 24
DEED BOOK 1672 PAGE 0377
2. TOTAL LOT AREA: 40,810 Sq. Ft.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (SEPT. 2025) BY SITE SURVEYING, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE No. PAOR25-1077AK, WITH AN EFFECTIVE DATE OF 2/18/2025.
4. CONTOURS PLOTTED FROM FIELD RUN SURVEY. APPROXIMATE ELEVATION BENCHMARK IS BASED ON WGS84.
5. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
6. THERE IS NO IDENTIFIABLE FEMA FLOOD PLAN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 423388-0377-G OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF SPRINGFIELD, PENNSYLVANIA.
7. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. PLANS REFERENCED:
A PLAN OF SUNNYBROOK COUNTRY CLUB SECTION, MADE FOR CONRAD J. GETTLER, DRAWN BY BARTON & MARTIN ENGINEERS ON APRIL 24, 1944, RECORDED IN PLAN BOOK 1105, PAGE 600.
ALTA/NSPS LAND TITLE SURVEY PLAN, MADE FOR ST. PHILIP IN THE FIELDS EPISCOPAL CHURCH, DRAWN BY SITE ENGINEERING CONCEPTS, LLC ON OCTOBER 14, 2025.

EXISTING CONDITIONS - ZONING SUMMARY		
C - RESIDENTIAL DISTRICT		
ORDINANCE ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	5000 SF	40,810 SF
MIN. LOT WIDTH @ BLDG	50 FT	250 FT
MIN. SETBACKS		
FRONT	30 FT	32.7 FT
SIDE	20 FT EACH	17.8'/37.1 FT EACH
REAR	25 FT	15.9' FT
MAX. BUILDING COVERAGE	30%	26.48%
EXISTING NON-CONFORMITY		

EXISTING IMPERVIOUS COVERAGE SUMMARY		
Total Lot Area	40,810 Sq. Ft.	
Buildings (including porches & overhangs >18")	10,805 Sq. Ft.	
Overhangs <18"	148 Sq. Ft.	
Asphalt	1,068 Sq. Ft.	
Concrete & Walks	3,275 Sq. Ft.	
Walls, Ties, and Edges	201 Sq. Ft.	
Total Building Coverage	10,805 Sq. Ft.	26.48%
Total Site Impervious Coverage	15,497 Sq. Ft.	37.97%

NUM.	DATE	REVISION
PLAN PREPARED BY: SITE ENGINEERING CONCEPTS, LLC P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR: BRIDGE COMMUNITY CHURCH OF PHILADELPHIA 317 ORELAND MILL RD ORELAND, PA 19075 SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA DATE: JANUARY 22, 2026		
EXISTING CONDITIONS PLAN		SHEET 2 of 3 SCALE: 1" = 20'

HARRY HIGHLEY-GERGEL, P.E.
PE060743

