



**Springfield Township
Zoning Hearing Board
March 23, 2026
7:00 P.M.**

7:00 P.M. Call to Order:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board
James Brown; Vice Chairperson Zoning Hearing Board
Michael G. Davey, Esq; Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

Continued Applications: New Business:

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

Case #26-03: This is the application of **AOB Ventures, LLC**, owner of the property located at 1446 Ulmer Avenue Oreland, PA 19075, and known as Parcel #5200-1763-2001. The applicant seeks a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant request approval to allow for the installation of six-foot high fencing within the required fifteen-foot setback from the property lines adjoining Ulmer and Roesch Avenues. The property is zoned within the Industrial District of Ward #3 of Springfield Township.

New Business:

Case #26-04: This is the application of **K1 Investment, LLC**, applicant for the property located at 818 Abington Avenue, Wyndmoor, PA 19036, and known as Parcel #5200-0007-9508. The

applicant seeks a variance from Section 114-84. B. of the Springfield Township Zoning Ordinance. The applicant requests approval to construct an addition to the rear of the home that would be in line with the existing dwelling. The variance has been requested to allow the addition to maintain the existing three-foot side yard setback, instead of the required eight feet. The property is zoned within the D-Residential District of Ward #5 of Springfield Township.

Case #26-05: This is the application of **Erica & Andrew Sloane**, owners of the property located at 8614 Montgomery Avenue, Wyndmoor, PA 19036, and known as Parcel #5200-1188-7004. The applicants seek a variance from Section 114-44. B. 1. of the Springfield Township Zoning Ordinance. The applicants request approval to construct a single story, two car attached garage to the home that will reduce the side yard setback to 5.4 feet instead of the required 15 feet and reduce the combined side yards to 20.9 feet, instead of the required 50-foot aggregate. The proposed addition would be connected to the existing home by way of an existing mudroom, and it is proposed to contain a gym area, storage and a half bath. The property is zoned within the AA-Residential District of Ward #2 of Springfield Township.

Case #26-06: This is the application of **Jolee & Douglas Lieberman** owner of the property located at 317 Poplar Road, Flourtown, PA 19031, and known as Parcel #5200-1478-5004. The applicants seek a variance from Section 114-12. A-12 and Section 114-12. A-13. of the Springfield Township Zoning Ordinance. The applicant requests approval to construct an addition to the rear of the home that will encroach into the AE flood zone as defined by FEMA. The first-floor level of the proposed addition will be 2.75 feet above based flood elevation. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, April 27, 2026, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.