



# 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*

Brendan May  
*Vice President*

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*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, April 27, 2026**, at 7:00 p.m. at which time a public meeting will commence on the following application:

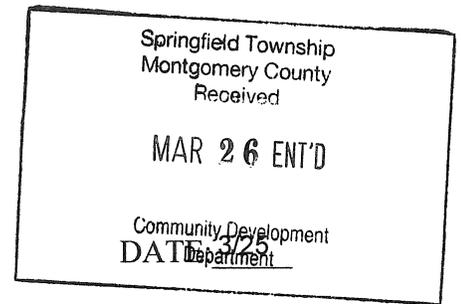
**Case #26-10:** This is the application of **Kimberly & Michael DeLaurentis**, owners of the property located at 2 Terminal Avenue, Erdenheim, Pa 19038, and known as Parcel #5200-1727-5007. The applicants seek approval to construct a two-story addition to the rear of existing single-family dwelling that will continue the existing non-conforming side yard setback of (5) five feet. The side yard setback is required to be a minimum of 10 feet. The addition is proposed to be in line with the existing home. The property is zoned within the B-Residential District of Ward #4 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. 26.10

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Michael and and Kimberly DeLaurentis

(Name of Applicant)

Of (Address) 2 Terminal Avenue, Erdenheim PA 19038

(Telephone No.) 215-833-6259

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 64, Subsection B, of the Springfield Township Zoning Code.

       Other (please specify)       

**The property concerned is located at** 2 Terminal Avenue

**Petitioner's Interest in the property is** Ownership

**Present use of property** Single Family Dwelling

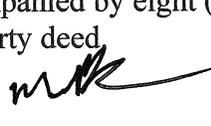
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Applicants are requesting a variance for a proposed roof line over an existing deck.

The roof line will extend no further than the existing house which is only 17 feet from the property line along Terminal Avenue. The required setback is 22 feet, so we are requesting a 5 foot variance.

**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 # ZC-10  
check # 1322  
\$ 500.00

  
\_\_\_\_\_  
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:

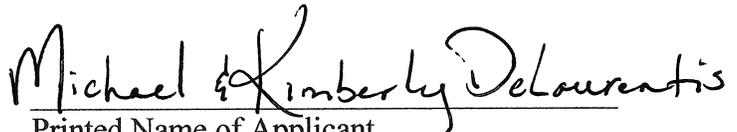
1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a 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.

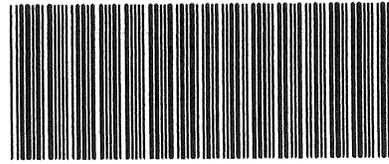
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

  
Printed Name of Applicant

  
Applicant's Signature and Date



**DEED BK 6180 PG 01873 to 01876**  
**INSTRUMENT # : 2020035263**  
**RECORDED DATE: 05/18/2020 10:32:29 AM**



5765098-0020Z

**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

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

<b>Document Type:</b> Deed	<b>Transaction #:</b> 6044544 - 2 Doc(s)
<b>Document Date:</b> 04/20/2020	<b>Document Page Count:</b> 3
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley

<b>RETURN TO:</b> (Simplifile) G M S S - Rq 980 Harvest Drive Suite 200 Blue Bell, PA 19422 (215) 641-8000	<b>PAID BY:</b> G M S S - RQ
--	---------------------------------

**\* PROPERTY DATA:**  
 Parcel ID #: 52-00-17275-00-7  
 Address: 2 TERMINAL AVE  
  
 ERDENHEIM PA  
 19038  
 Municipality: Springfield Township (100%)  
 School District: Springfield

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$420,000.00	DEED BK 6180 PG 01873 to 01876 Recorded Date: 05/18/2020 10:32:29 AM
<b>FEES / TAXES:</b>	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Additional Names Fee \$0.50	
Affordable Housing Names \$0.50	
State RTT \$4,200.00	
Springfield Township RTT \$2,100.00	
Springfield School District RTT \$2,100.00	 <b>Jeanne Sorg</b> <b>Recorder of Deeds</b>
<b>Total:</b> \$8,487.75	

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: **Greater Montgomery Settlement Services, LLC**  
**ATTN: Madison Brandt**  
**910 Harvest Drive, Suite 100**  
**Blue Bell, PA19422**  
**Phone: 215-654-5443**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-17275-00-7 SPRINGFIELD TOWNSHIP  
2 TERMINAL AVE  
CLARK BRENDAN P & LYNDA L KING \$15.00  
B 042 L 6 U 032 1101 05/11/2020 JG

Return To: **Greater Montgomery Settlement Services, LLC**  
**ATTN: Madison Brandt**  
**910 Harvest Drive, Suite 100**  
**Blue Bell, PA19422**  
**Phone: 215-654-5443**

**52-00-17275-007**  
**2 Terminal Avenue, Springfield, PA**  
**19038**  
**File No. 321-020211**

Fee Simple Deed

**This Deed**, made on April 20, 2020, between,

**Brendan P. Clark and Lynda L. King, nka Lynda Clark**

hereinafter called the Grantors of the one part, and

**Michael M DeLaurentis and Kimberly K DeLaurentis**

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Four Hundred Twenty Thousand and 00/100 Dollars, (\$420,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns as grants by entirety

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Springfield, County of Montgomery, Commonwealth of Pennsylvania being Lot No. 6 on certain plan of Erdeheim Terrace laid out for Henry B. Auchy by Albright and Mebus, C. E. dated December 1908, which said plan is recorded in Deed Book No. 602, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point the intersection of the Northeasterly side of Montgomery Avenue (50 feet wide) with the Southeasterly side of Terminal Avenue (50 feet wide); thence extending along said side of Terminal Avenue on the curve on the right with a radius of 552.01 feet, the arc distance of 151 feet 10-7/8 inches to a point; a corner of Lot No. 112; thence extending in a Southeasterly direction on a line parallel with Montgomery Avenue and along the Southwesterly line of Lot No. 112; 29 feet 2-3/4 inches to a point; a corner of Lot No. 5; thence extending Southwesterly on a line at right angles to Montgomery Avenue and along the Northwesterly line of Lot No. 5, 150 feet to a point in the aforesaid side of Montgomery Avenue; thence extending along the same Northwestwardly, 50 feet to the first mentioned point and place of beginning.

Being the same premises which James D. Flanigan and Bernadette M. Flanigan his wife by Deed dated 11/30/1986 and recorded 12/15/1986 in Montgomery County in 4822 Page 1873 conveyed unto Brendan P. Clark and Lynda L. King his wife, in fee.

\*\*\*



And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/they or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness [Signature] Brendan P. Clark  
Brendan P. Clark

Print Witness Name: Sabrina Smith

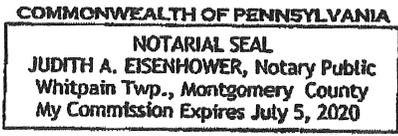
Witness [Signature] Lynda L. King, aka Lynda Clark  
Lynda L. King, aka Lynda Clark

Print: Sabrina Smith

State/Commonwealth of Pennsylvania  
County of Montgomery

On this 20 day of Apr, 2020, before me, the undersigned officer, personally appeared Brendan P. Clark and Lynda L. King, aka Lynda Clark, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal  
[Signature]  
Notary Public



# DEED

File No. 321-020211

Grantor: Brendan P. Clark and Lynda L. King, nka Lynda Clark

Grantee: Michael M<sup>th</sup>DeLaurentis and Kimberly K DeLaurentis

I certify the address of the Grantee to be, and mail tax bill to:

2 Terminal Ave, Springfield, PA 19058

Certified by: 

Premises: 2 Terminal Avenue, Springfield, Springfield Township, Montgomery County, State/Commonwealth of Pennsylvania



# 2 TERMINAL AVENUE ADDITIONS & RENOVATIONS

## 2 TERMINAL AVE.

### Erdenheim, PA

### Springfield Township

OWNER:

Michael and Kimberly DeLaurentis  
 2 Terminal Ave.  
 Erdenheim, PA 19031

SITE DATA:

Tax Map ID: 52001 7275007  
 TAX ACCOUNT ID: 52-00-17275-00-7  
 LOT: 6525 SF  
 UTILITIES: ALL PUBLIC  
 ZONING: R-Single Family

DATE:	11/10/25
CODE:	IRC 2018
USE GROUP:	RESIDENTIAL
CONST. TYPE:	5-B
<b>AREA CALCULATIONS (SF):</b>	
FIRST FLOOR LIVING SPACE	1376.7
SECOND FLOOR LIVING SPACE	862.8
TOTAL LIVING SPACE	2239.5
<b>TOTALS</b>	
EXISTING	1376.7
ADDITIONS	1165.0
TOTALS	2541.7

NOTES:  
 1. AREAS SHOWN ARE BASED ON OUTSIDE OF EXT. WALLS

Exist. Main House	1376.7
Exist. Front Porch	34.3
Proposed Covered Porch	267.6
Totals	1678.6
Percentage (1678.6/6525)	25.7%

Exist. Main House	1376.7
Exist. Front Porch	34.3
Proposed Covered Porch	267.6
Existing Patio Steps	45.8
Existing Stone Patio & Walk	366.8
Existing Front Walk	52.3
Existing Rear Walk	213.5
Totals	2357.0
Percentage (2357/6525)	36.1%

Proposed 2nd Flr. Addition

### LEGEND OF ARCHITECTURAL SYMBOLS

	BRICK		STEEL DECK
	CONCRETE		METAL SLAT DECK
	ASPHALT		ASPHALT ON POURED RL
	ASPHALT ON GRAVEL		STONE
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	ASPHALT ON GRAVEL		STONE ON SAND
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## Chapter 114. Zoning

### Article VI. B Residence District

#### § 114-64. 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 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 85 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

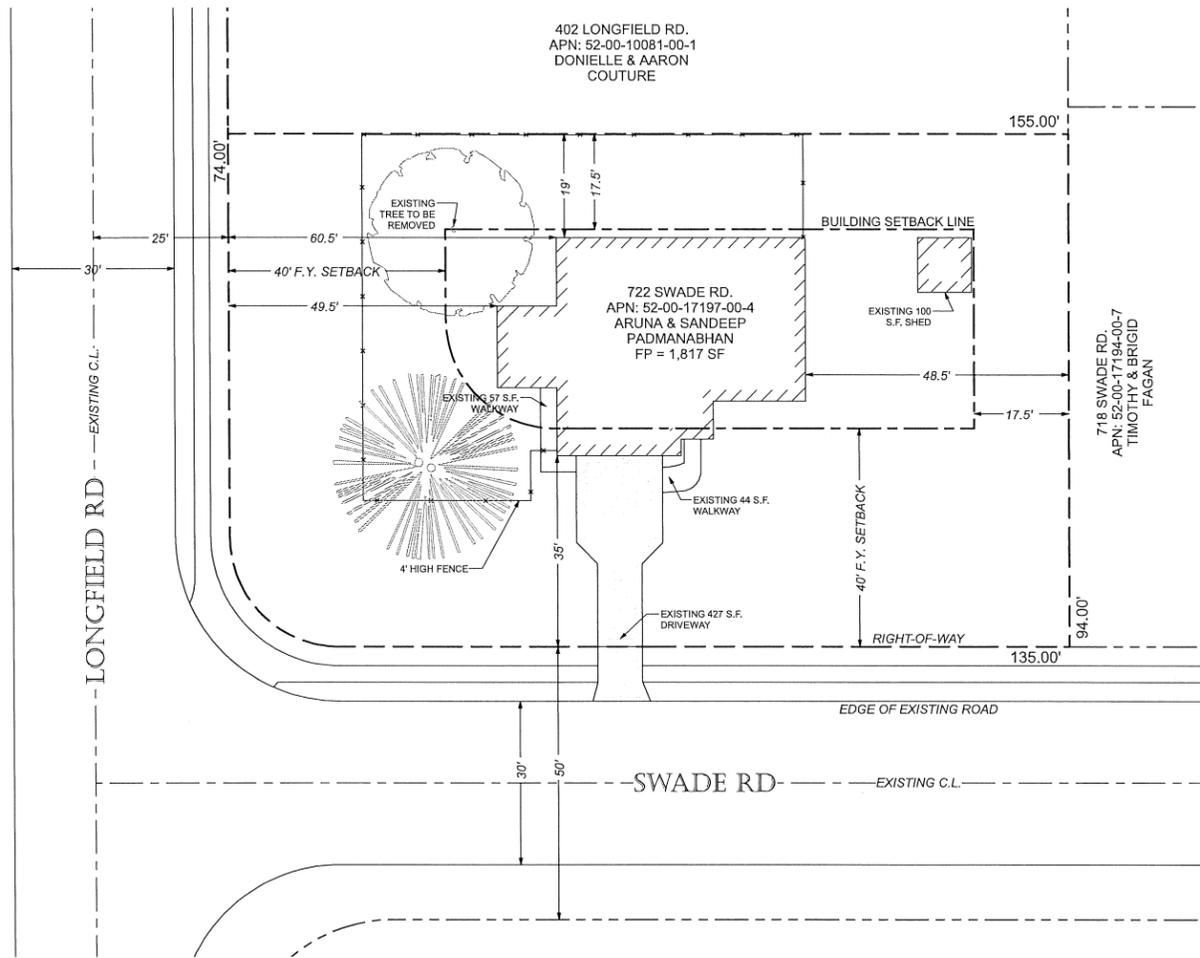
##### B. Side yards.

- (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 25 feet, but neither side yard shall be less than 10 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 70 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 yard is not hereby reduced to less than the required 10 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.

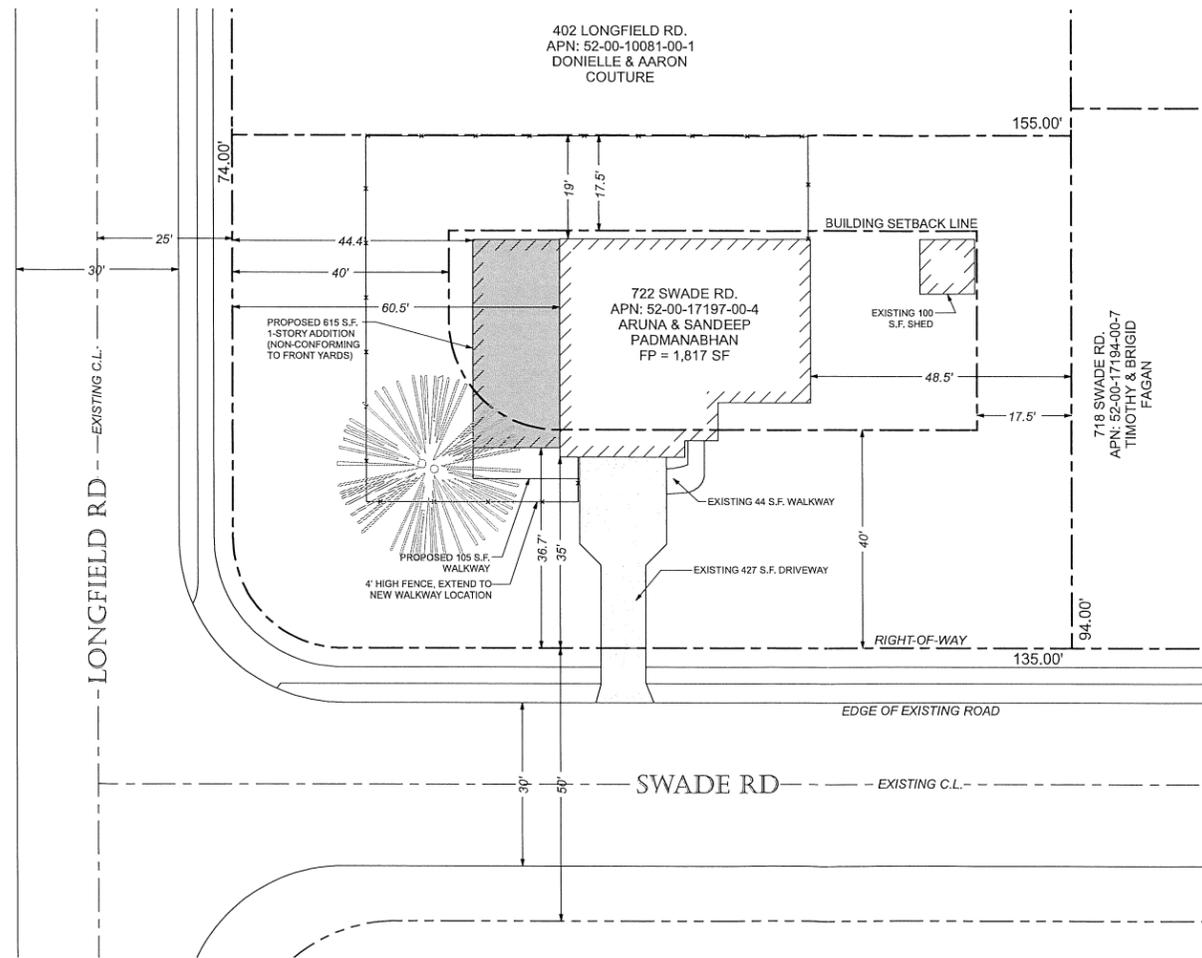


# AS-BUILT



AS-BUILT SITE PLAN  
SCALE: 1"= 15'

# AS-BUILT



PROPOSED SITE PLAN  
SCALE: 1"= 15'

**ZONING DATA TABLE: A-RESIDENTIAL DISTRICT**

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN.	114-52A	12,500 S.F.	14,600 S.F.	NO CHANGE
LOT WIDTH, MIN.	114-53	75 FT.	155 FT.	NO CHANGE
<b>BUILDING SETBACKS:</b>				
FRONT YARD, MIN.	114-54A,(2)	40 FT.	*35.0, 49.5 FT.	*35.0, 44.4 FT.
SIDE YARD, MIN.	114-54B,(1)	12 FT. MIN, 35 FT. AGG.	19.0, 48.5 FT.	19.0, 48.5 FT.
REAR YARD, MIN.	114-54C	25 FT.	N/A	N/A
<b>LOT COVERAGE:</b>				
BUILDING COVERAGE, MAX.	114-52B	20%	1,917 S.F. / 13.1%	2,367 S.F. / 16.2%
IMPERVIOUS COVERAGE	N/A	N/A	2,533 S.F. / 17.3%	3,031 S.F. / 20.7%
BUILDING HEIGHT, MAX.	114-130A,(1)	40 FT.	< 40 FT.	NO CHANGE

\* INDICATES AN EXISTING NON-CONFORMING CONDITION

**HARTH**  
DESIGN BUILD REPAIRS

HARTH BUILDERS  
812 N. BETHLEHEM PIKE  
LOWER GWYNEDD, PA 19002  
PH. 215-654-0364  
HarthBuilders.com

**NOT FOR  
CONSTRUCTION**

SCAN FOR FINISH SCHEDULE

ARUNA AND SANDEEP  
PADMANABHAN  
722 SWADE ROAD,  
ERDENHEIM, PA 19038

AS-BUILT SITE PLAN

PADMANABHAN AS

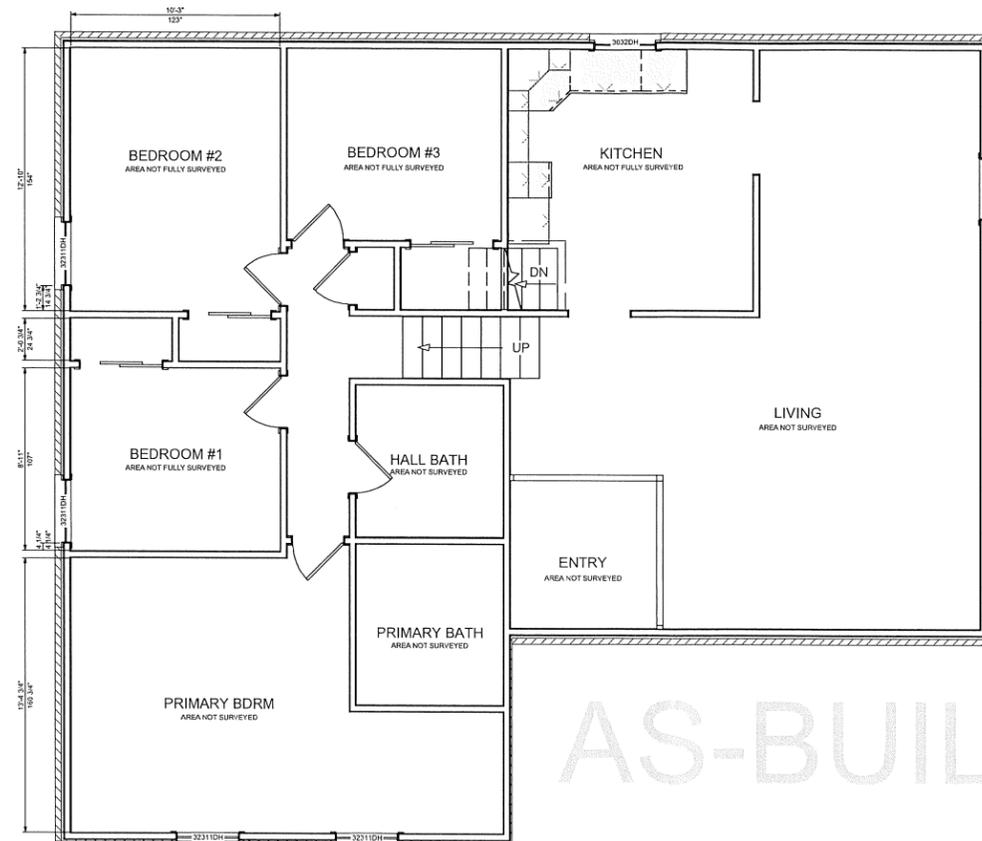
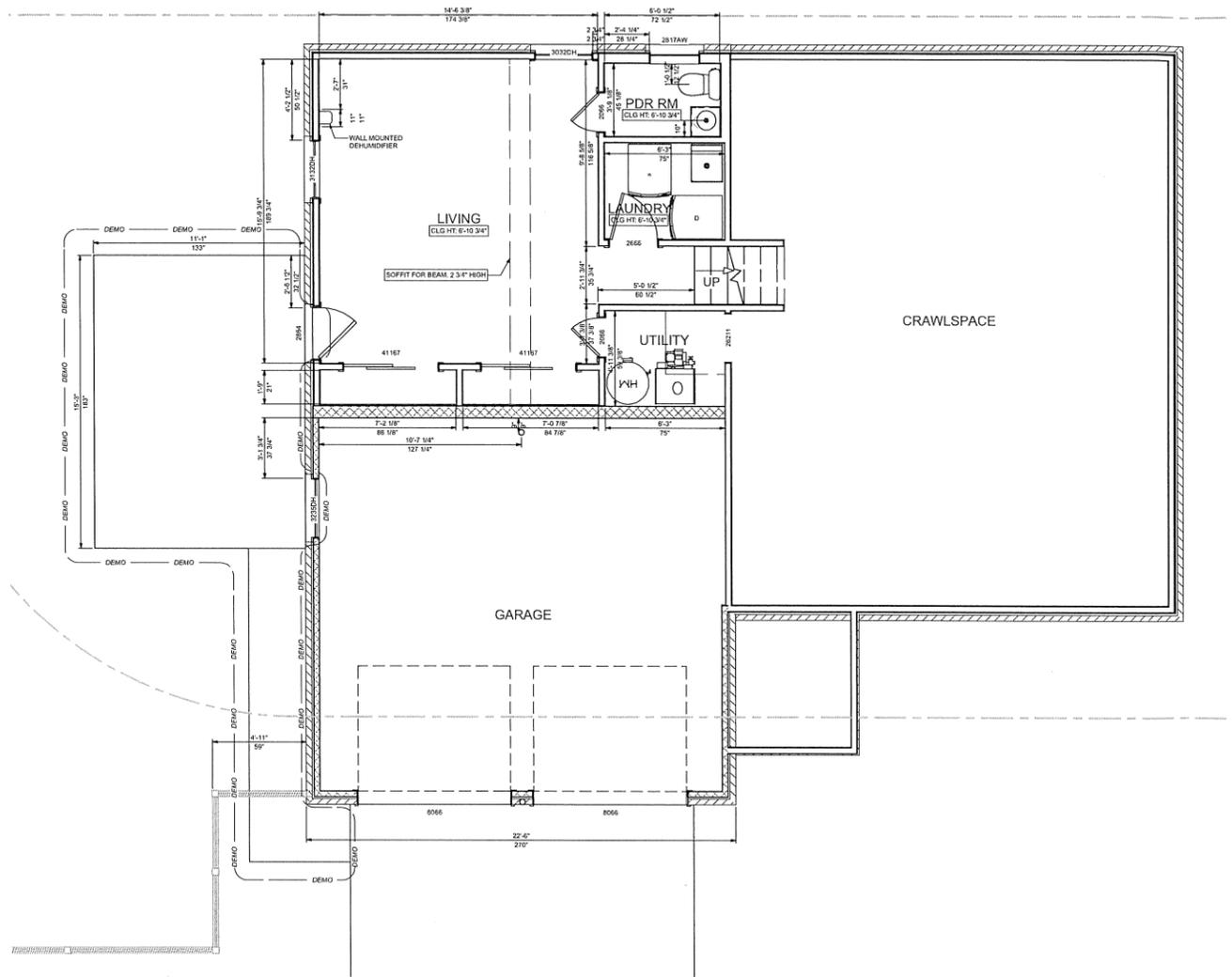
NORTH ARROW



DESCR.	NO.	DATE	BY
AS-BUILT	1	260127	TG
DM1	2	260203	TG
DM2	3	260223	TG
TWT	4	260312	TG
ZHB	5	260324	TG

SPRINGFIELD TOWNSHIP

AS-BUILT



AS-BUILT

**HARTH**  
DESIGN BUILD REMODEL

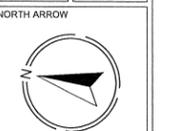
HARTH BUILDERS  
812 N. BETHLEHEM PIKE  
LOWER GWYNEDD, PA 19002  
Ph: 215-654-0364  
HartHBldrs.com

**NOT FOR  
CONSTRUCTION**

SCAN FOR FINISH SCHEDULE

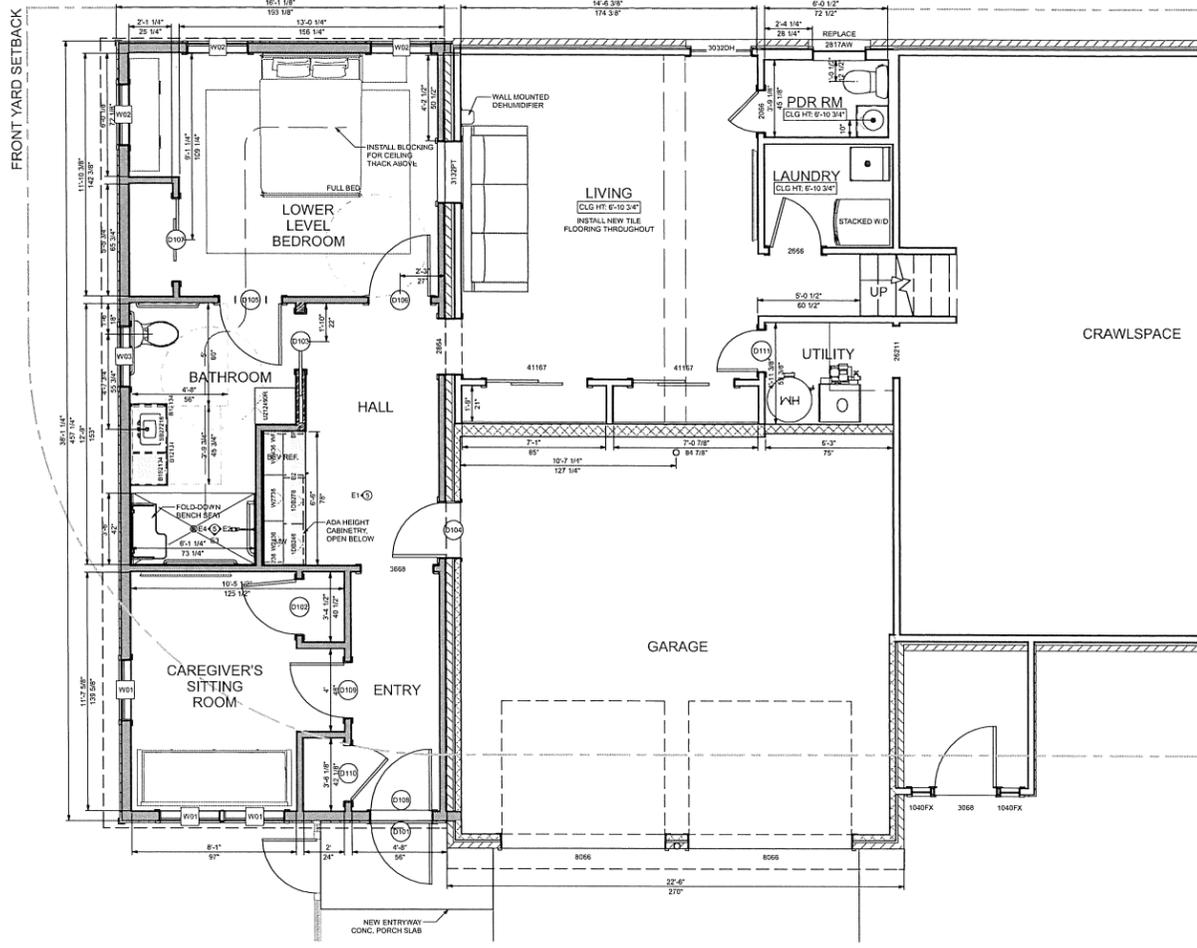
ARUNA AND SANDEEP  
PADMANABHAN  
722 SWADE ROAD,  
ERDENHEIM, PA 19038

AS-BUILT LOWER LEVEL AND FIRST FLOOR PLANS  
PADMANABHAN AS

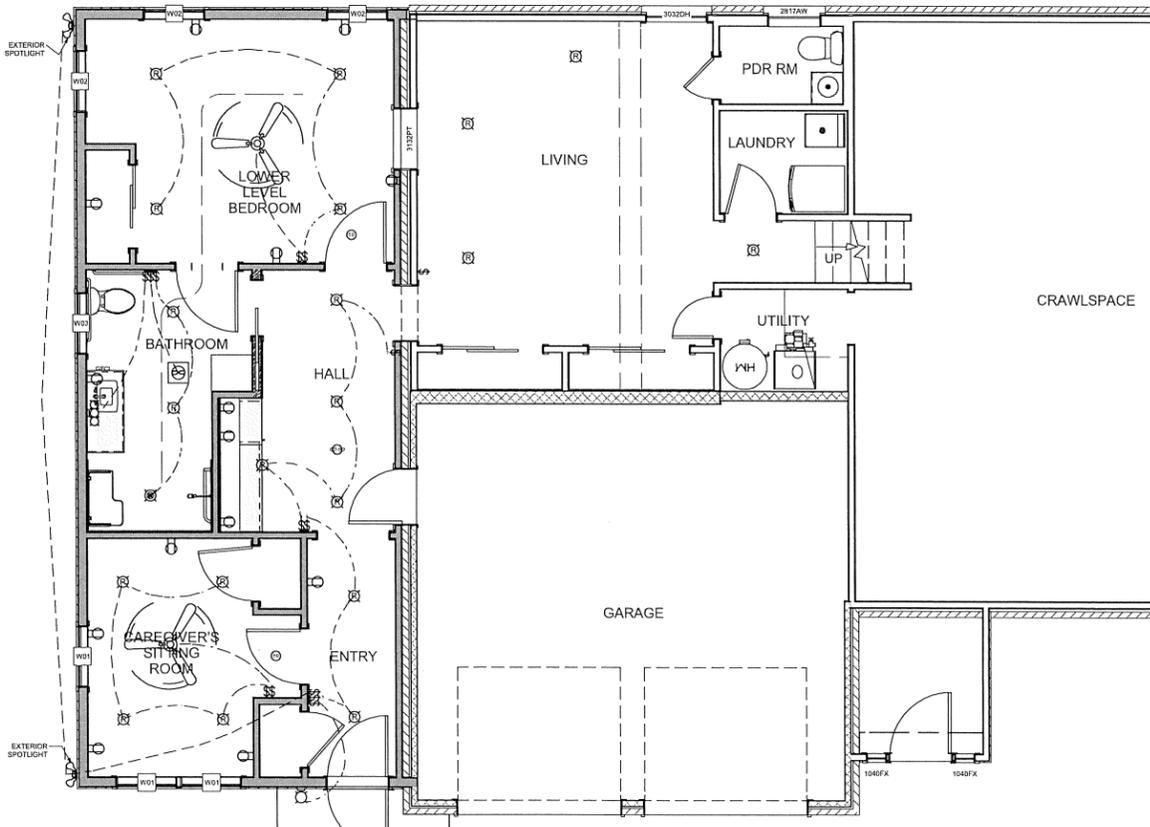


DESCR.	NO.	DATE	BY
AS-BUILT	1	260127	TG
DM1	2	260203	TG
DM2	3	260223	TG
TWT	4	260312	TG
ZHB	5	260324	TG

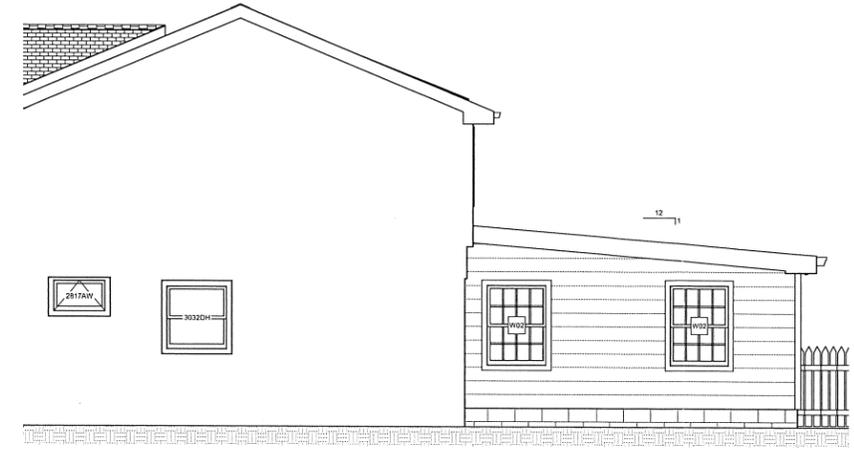
SPRINGFIELD TOWNSHIP



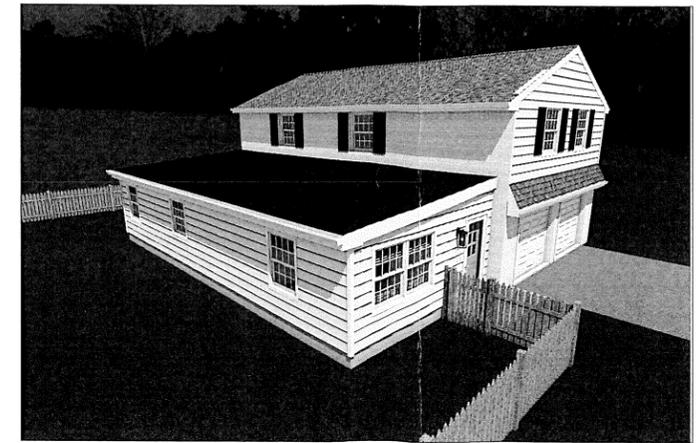
LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LOWER LEVEL ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"



**HARTH**  
DESIGN BUILD REPAIRS

HARTH BUILDERS  
812 N. BETHLEHEM PIKE  
LOWER GWYNEDD, PA 19002  
PH: 215-654-0364  
HARTHBUILDERS.COM

**NOT FOR CONSTRUCTION**

SCAN FOR FINISH SCHEDULE

ARUNA AND SANDEEP  
PADMANABHAN  
722 SWADE ROAD,  
ERDENHEIM, PA 19038

PROPOSED ADDITION PLAN, ELECTRIC PLAN, AND  
EXTERIOR ELEVATIONS

PADMANABHAN AS

NORTH ARROW



DESCP.	NO.	DATE	BY
DM1	1	260203	TG
DM2	2	260223	TG
TWT	3	260312	TG
ZHB	4	260324	TG

SPRINGFIELD TOWNSHIP



# 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

Susanna O. Ratsavong  
*President*

Brendan May  
*Vice President*

Elizabeth McNamara  
James M. Lee  
Robert C. Goldberg  
Edward H. Morris III  
Thaddeus S. Kirk

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

Andrew R. Freimuth  
*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, April 27, 2026**, at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #26-09:** This is the application of **Aruna & Sandeep Padmanabhan**, owners of the property located at 722 Swade Road, Erdenheim, Pa 19038, and known as Parcel #5200-1719-7004. The applicants seek approval to construct an addition to the home that will encroach 7 feet, 5 inches into the required 40-foot front yard setback. A variance has been requested from Section 114-54. A. 2 of the Springfield Township Zoning Ordinance. This is a corner property and is required to have two front yards. The property is zoned within the A-Residential District of Ward #4 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.

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



NO. 26-09

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Sandeep & Aruna Padmanabhan  
(Name of Applicant)

Of (Address) 722 Swade Rd, Erdenheim, PA 19038

(Telephone No.) (267) 563-1581

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   V  , Section 114-54,  
Subsection 4(1)(2), of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 722 Swade Rd, Erdenheim, PA 19038

Petitioner's Interest in the property is Homeowner

Present use of property Single Family Residence

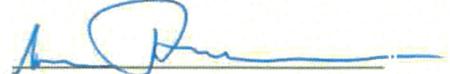
Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

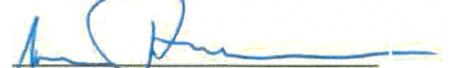
We, the applicant, request a variance from §114-54 A.(1) & (2) of the Springfield Zoning Code to permit the construction of a one-story addition that encroaches into the required front yard setback. The subject property is a corner lot, requiring 40 ft. from each front yard. As such, we are requesting a 36.7 ft. setback to the proposed addition from the front yard abutting Swade Road. The existing house is currently non-conforming, encroaching 35 ft. from the Swade Road property line.

The proposed addition is designed for homeowner's brother with Parkinson's disease, as The current home is a split-level and cannot accommodate the circulation or space requirements. The addition will consist of a bedroom, full bathroom, entry hall, and sitting room for a caretaker. Due to the size requirements for wheelchair accessibility, the corner lot and front yard setbacks create a hardship for the necessary dimensions of the accessible 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.

CASE # 26-09  
CHECK # 4910Z  
\$500.00

  
Applicant's Signature

  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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**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.

Sandeep & Aruna Padmanabhan  
Printed Name of Applicant

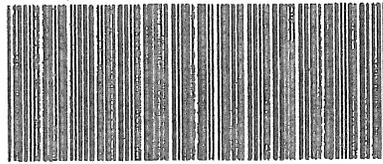
[Signature] 19-MAR-2026  
Applicant's Signature and Date

MONTGOMERY COUNTY  
*Nancy J. Becker*

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



RECORDED DATE: 11/27/2007 01:08:27 PM



0230765-0007N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 168744 - 11 Doc(s)
<b>Document Date:</b> 11/16/2007	<b>Document Page Count:</b> 4
<b>Reference Info:</b> PADMANABHAN	<b>Operator Id:</b> ideal
<b>RETURN TO: (Pickup)</b> TRIDENT LAND TRANSFER CO 431 WEST LANCASTER AVENUE DEVON, PA 19333	<b>SUBMITTED BY:</b> TRIDENT LAND TRANSFER CO 431 WEST LANCASTER AVENUE DEVON, PA 19333

<b>* PROPERTY DATA:</b>	
Parcel ID #:	52-00-17197-00-4
Address:	722 SWADE RD
	PA
	19038
Municipality:	Springfield Township
School District:	Springfield

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$340,000.00	DEED BK 5673 PG 00399 to 00403 Recorded Date: 11/27/2007 01:08:27 PM	
<b>FEES / TAXES:</b>	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee:Deed		\$46.50
State RTT		\$3,400.00
Springfield Township RTT		\$1,700.00
Springfield School District RTT		\$1,700.00
<b>Total:</b>	\$6,846.50	



Nancy J. Becker  
Recorder of Deeds

**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 03/24/2026 by montgomery.county.rod@govos.com

*Certified and Digitally Signed*

eCertified copy of recorded # 2007139803 (page 1 of 5)  
Montgomery County Recorder of Deeds

Installation may require Adobe "Windows Integration"



Prepared By:

Trident Land Transfer Company  
663 Skippack Pike, Suite 200  
Blue Bell, PA 19422  
Phone: (215)619-2313

Return To:

ATTN: Post-Closing Dept.  
Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
52-00-17197-00-4 SPRINGFIELD  
722 SWADE RD  
ARMOR DAVID L & BARBARA JEAN  
B 041A U 010 L 27 1101 DATE: 11/27/2007

\$5.00  
BR

File Number: PH2053808BB

# DEED

David L. Armor and Barbara Jean Armor

TO

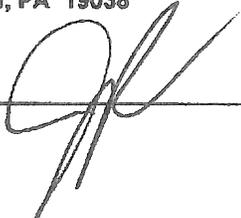
Sandeep Padmanabhan and Aruna Padmanabhan

PREMISES:  
722 Swade Rd.  
Township of Springfield  
County of Montgomery  
PA

Parcel/Folio/Tax ID #52-00-17197-004

The address of the above named Grantee(s) is:  
722 Swade Rd., Erdenheim, PA 19038

Certified by: \_\_\_\_\_



NOV 26 2007



**File Number: PH2053808BB**

**Exhibit "A"**

**ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.**

**SITUATE in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey of Chesney Manor, Subdivision No. 2 made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, on July 9, 1957 and last revised February 27, 1959, as follows, to wit:**

**BEGINNING at a point on the Southeasterly side of Longfield Road (50 feet wide) at the distance of thirty one and forty two one hundredths feet measured along the arc of a circle curving to the right in a Northwesterly and Northeasterly direction from a point of tangent on the Northeasterly side of Swade Road (50 feet wide) (said point of tangent being the Southerly end of a radius round corner connecting the Southerly side of Longfield Road with the Northerly side of Swade Road); thence extending along said side of Longfield Road North seventy seven degrees twenty five minutes thirty seconds East seventy four feet to a point in line of Lot No. 28; thence extending by the same South twelve degrees thirty four minutes thirty seconds East one hundred fifty five feet to a point; thence extending South seventy seven degrees twenty five minutes thirty seconds West ninety four feet to a point on the Northeasterly side of Swade Road; thence extending by said side thereof North twelve degrees thirty four minutes thirty seconds West one hundred thirty five feet to a point of curve, and thence extending in a Northwesterly and Northeasterly direction on the arc of a circle curving to the right having a radius of 20 feet the arc distance of thirty one and forty two one hundredths feet to the first mentioned point and place of beginning.**

**BEING Lot Number 27 on the aforesaid Plan recorded in the Office of the Recorder of Deeds for Montgomery County in Plan Book A-5 page 31.**

**BEING known as 722 Swade Road.**

**Being the same premises which Bradley S. Smith also known as Bradley Seaton Smith and Laura A. Smith also known as Laura A. Demio Smith, husband and wife by Deed dated July 6, 2005 and recorded October 21, 2005 in Montgomery County in Deed Book Volume 5576 Page 550 conveyed unto David L. Armor and Barbara Jean Armor, in fee.**

**Parcel/Folio #52-00-17197-004**



# DEED

This Indenture Made this 16<sup>th</sup> day of November, 2007

Between David L. Armor and Barbara Jean Armor,  
(hereinafter called the Grantors) and

Sandeep Padmanabhan and Aruna Padmanabhan,  
(hereinafter called the Grantees)

**Witnesseth** That the said Grantors for and in consideration of the sum of Three Hundred Forty Thousand (\$340,000.00) Dollars 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, their heirs and assigns, as tenants by the entirety.

## SEE EXHIBIT "A"

**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 with the improvements, 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.

(SPECIAL WARRANTY)

**And** the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.



In Witness Whereof, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:



David L. Armor



Barbara Jean Armor

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF *montgomery* )

On this, the *16<sup>th</sup>* day of November, A.D. 2007, before me, the undersigned officer, personally appeared David L. Armor and Barbara Jean Armor 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.

My Commission Expires:

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
JENNIFER PINKOS, Notary Public  
Jenkintown Boro., Montgomery County  
My Commission Expires September 2, 2008

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PA  
- REGISTERED  
DATE *11/20/07* NO. *2007-139803*  
*Amy B. Montemery*  
TOWNSHIP ENGINEER



Township of Springfield, PA  
Tuesday, March 24, 2026

## Chapter 114. Zoning

### Article V. A Residence District

#### § 114-50. General.

In an A Residence District the regulations contained in this Article shall apply.

#### § 114-51. Permitted uses.

[Amended 11-10-1993 by Ord. No. 798]

A building may be erected, altered or used and a lot or premises may be used for any one of the following purposes and for no other:

- A. Any use permitted in the AA Residence District.
- B. Motor vehicle parking lot, which such lot is contiguous to a B1, B2, Industrial or Shopping Center District, when authorized as a special exception.<sup>[1]</sup>

[1] *Editor's Note: Former Subsection C, relative to hospitals, sanatoriums, nursing or convalescent homes, which immediately followed this subsection, was repealed 4-9-1980 by Ord. No. 694.*

#### § 114-52. Lot and building area.

- A. Lot area. A lot area of not less than 12,500 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling.

[Amended 6-13-1979 by Ord. No. 684]

- B. Building area. The building area shall not exceed 20% of the lot area.

#### § 114-53. Lot width.

[Added 3-11-1970 by Ord. No. 592]

Each lot shall have a minimum lot width of not less than 75 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.

#### § 114-54. 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.

**GENERAL NOTES:** (THESE NOTES ARE INTENDED TO HIGHLIGHT KEY ITEMS & RESPONSIBILITIES. THEY ARE NOT A COMPLETE LIST OF ALL REQUIREMENTS.)

- GENERAL CONSTRUCTION:**
  - PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR, OWNER, AND ARCHITECT TO HOLD PRE-CONSTRUCTION CONFERENCE TO CONFIRM SITE ACCESS ROUTE, SCHEDULE, AND SEQUENCE WORK.
  - PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING ALL OSHA REQUIREMENTS.
  - QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
  - AT JOB COMPLETION, BESIDES FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE.
- PERMITS:**
  - THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED BUILDING PERMITS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE "RECOGNIZED CODES" REFERENCED HEREIN.
  - THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES. CONTRACTOR TO OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCEMENT OF THE WORK AND PAY ASSOCIATED COSTS, UNLESS OWNER OPTS TO.
  - NO WORK SHALL COMMENCE AT THE SITE UNTIL THIS APPLICATION HAS BEEN APPROVED AND PERMITTED BY THE RELEVANT LOCAL MUNICIPAL AUTHORITIES.
- OWNER REQUIREMENTS:** ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER, AND SHALL BE COMPLETE, FINISHED AND OTHERWISE READY FOR OCCUPANCY BY SAME.
- PROJECT DOCUMENTS:**
  - A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT BID SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS FOR APPROVAL BY OWNER/ARCHITECT.
  - SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
  - REFER TO SPECIFICATIONS (IF ANY) FOR ADDITIONAL INFORMATION. IN CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS GOVERN.
- CONTRACT DOCUMENT REQUIREMENTS:**
  - IF THE CONTRACTOR OBSERVES THAT ANY PART OF THE CONTRACT DOCUMENTS ARE AT VARIANCE WITH CODES & REQUIREMENTS OR OWNER REQUIREMENTS ABOVE IN ANY RESPECT, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- CONTRACTOR VERIFICATION - GENERAL:** CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER/ARCHITECT IN ACCORDANCE WITH THE TERMS FOR THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
- DEMOLITION:**
  - THE CONTRACTOR SHALL REVIEW ALL DEMOLITION WORK, EXISTING CONSTRUCTION TO REMAIN AND ITEMS TO BE SALVAGED WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL REVIEW WITH THE ARCHITECT ALL PROPOSED OPENINGS IN STRUCTURAL ELEMENTS FOR MECHANICAL AND ELECTRICAL WORK NOT SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  - ALTERATIONS TO EXG. VENTILATION WITHIN KITCHENS AND BATHROOMS SHALL NOT BE ALTERED, UNLESS INDICATED ON PLAN. FANS AND RANGE HOODS ARE NOT TO BE CONNECTED TO BUILDING MECHANICAL VENT STACKS.
  - LOAD BEARING WALLS, COLUMNS, SLABS OR OTHER STRUCTURES, OR EXTERIOR WALLS AND WALL OPENINGS ARE NOT TO BE CUT, CHANNELLED, DISTURBED, MODIFIED OR ALTERED FOR DEMOLITION PURPOSES WITHOUT CONSULTATION WITH THE OWNER & ARCHITECT AND THE INPUT OF A QUALIFIED STRUCTURAL ENGINEER WHERE REQUIRED.
- STRUCTURAL FRAMING:**
  - THE CONTRACTOR SHALL REVIEW ALL EXISTING AND PROPOSED STRUCTURAL FRAMING WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
  - ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH THE ARCHITECT/ENGINEER'S PLANS AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
  - NEW INTERIOR STUD-FRAMED WALLS ARE 2x4 MIN. FRAMING UNLESS NOTED OTHERWISE. NEW EXTERIOR STUD-FRAMED WALLS ARE 2x6 MIN. UNLESS NOTED OTHERWISE.
- DOORS & WINDOWS:**
  - ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLANS OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
  - DOORS AND WINDOWS, UNLESS NOTED OTHERWISE, ARE TYPICALLY OFFSET 3 1/2" FROM ADJACENT PERPENDICULAR PARTITIONS AT INSIDE CORNERS.
- REPAIRS / REPLACEMENT OF EXISTING CONSTRUCTION:** THE CONTRACTOR SHALL REVIEW WITH THE ARCHITECT AND OWNER ALL WORK TO BE REPAIRED OR REPLACED. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING CONSTRUCTION AS INDICATED AND SPECIFIED. PRIOR TO PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL PATCH ALL EXISTING FINISHES AS REQUIRED IN ALL AREAS AFFECTED BY NEW CONSTRUCTION, TO MATCH ADJACENT CONSTRUCTION, UNLESS NOTED OTHERWISE, WHERE REQUIRED AND AS DIRECTED BY THE ARCHITECT.
- DIMENSIONS:** DIMENSIONS ARE SHOWN TO FACE OF STUD (FOS) AND FACE OF CMU OR STONE MASONRY, UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE NOMINAL, UNLESS NOTED OTHERWISE. FOR THIS PROJECT, ALL DIMENSIONS TO EXISTING WALLS ARE TO FINISH, ANY NEW WALLS ARE TO FRAMING, EXCEPT WHERE NOTED OTHERWISE.
- FASTENERS AND METALS:** ALL ANCHOR BOLTS, FASTENERS, PLATES AND OTHER METALS ON THE BUILDINGS EXTERIOR, WITH AN EXTERIOR WALL, AND AS INDICATED, SHALL BE HOT-DIPPED GALVANIZED, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE ARCHITECT.
- MECHANICAL AND ELECTRICAL WORK:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, DOCUMENTATION AND CONSTRUCTION OF ALL MECHANICAL AND ELECTRICAL WORK. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE ARCHITECT. ARCHITECTURAL DRAWINGS RELATING TO MECHANICAL & ELECTRICAL WORK ARE INCLUDE FOR ARCHITECTURAL DESIGN INTENT ONLY AND DO NOT IMPLY SYSTEM PERFORMANCE LEVELS.

**USE OF THE ARCHITECT'S DOCUMENTS**

ALL SKETCHES, DRAWINGS, MODELS AND DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE, SHALL REMAIN THE PROPERTY OF THE ARCHITECT. SUCH MATERIALS ARE COPYRIGHTED, AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION AND APPROPRIATE COMPENSATION. IF THE OWNER OPTS TO PURSUE CONSTRUCTION OF THE ARCHITECT'S DESIGN BUT CHOOSES TO OMIT OR ABBREVIATE THE ARCHITECT'S SERVICES FOR THE CONSTRUCTION PHASE (OR EARLIER PHASES) OF THE PROJECT AS DESCRIBED IN THE AGREEMENT, THE ARCHITECT SHALL NOT BE RESPONSIBLE AND/OR LIABLE FOR PROBLEMS THAT REASONABLY COULD HAVE BEEN RESOLVED OR AVOIDED IF THE ARCHITECT HAD BEEN RETAINED BY THE OWNER FOR NORMAL CONSTRUCTION PHASE SERVICES. ADDITIONALLY, IF THE OWNER CHOOSES TO LIMIT OR ELIMINATE THE ARCHITECT'S CONSTRUCTION PHASE SERVICES, THE OWNER AGREES THAT PROFESSIONAL TIME REQUESTED BY THE ARCHITECT TO CORRECT PROBLEMS CREATED BY THE ELIMINATION AND/OR ABBREVIATION OF PROFESSIONAL SERVICES SHALL BE COMPENSATED ON AN HOURLY BASIS AS AN ADDITIONAL SERVICE BY THE OWNER. (A MORE DETAILED EXPLANATION OF THIS ISSUE IS AVAILABLE UPON REQUEST).

**DRAWING LEGEND**

- GYPSUM WALLBOARD/ STUCCO
- BATT INSULATION
- BLOCKING
- BRICK
- CONCRETE
- CONCRETE MASONRY
- FINISH WOOD
- GRAVEL
- PLYWOOD
- RIGID INSULATION
- ROUGH WOOD
- STEEL (LARGE SCALE)
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- ITEM ABOVE OR BEYOND
- CENTER LINE, FLOOR LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TOPOGRAPHIC CONTOUR
- REVISED TOPOGRAPHIC CONTOUR
- SILTATION FENCE
- FENCE
- DIMENSION

**SITE PLAN LEGEND:**

- EXG. BUILDING
- PROPOSED NEW BUILDING
- AREA OF EXG. BUILDING TO BE REPLACED WITH NEW
- EXG. NON-BUILDING IMPERVIOUS
- NEW NON-BUILDING IMPERVIOUS

**GENERAL SITE PLAN NOTES:**

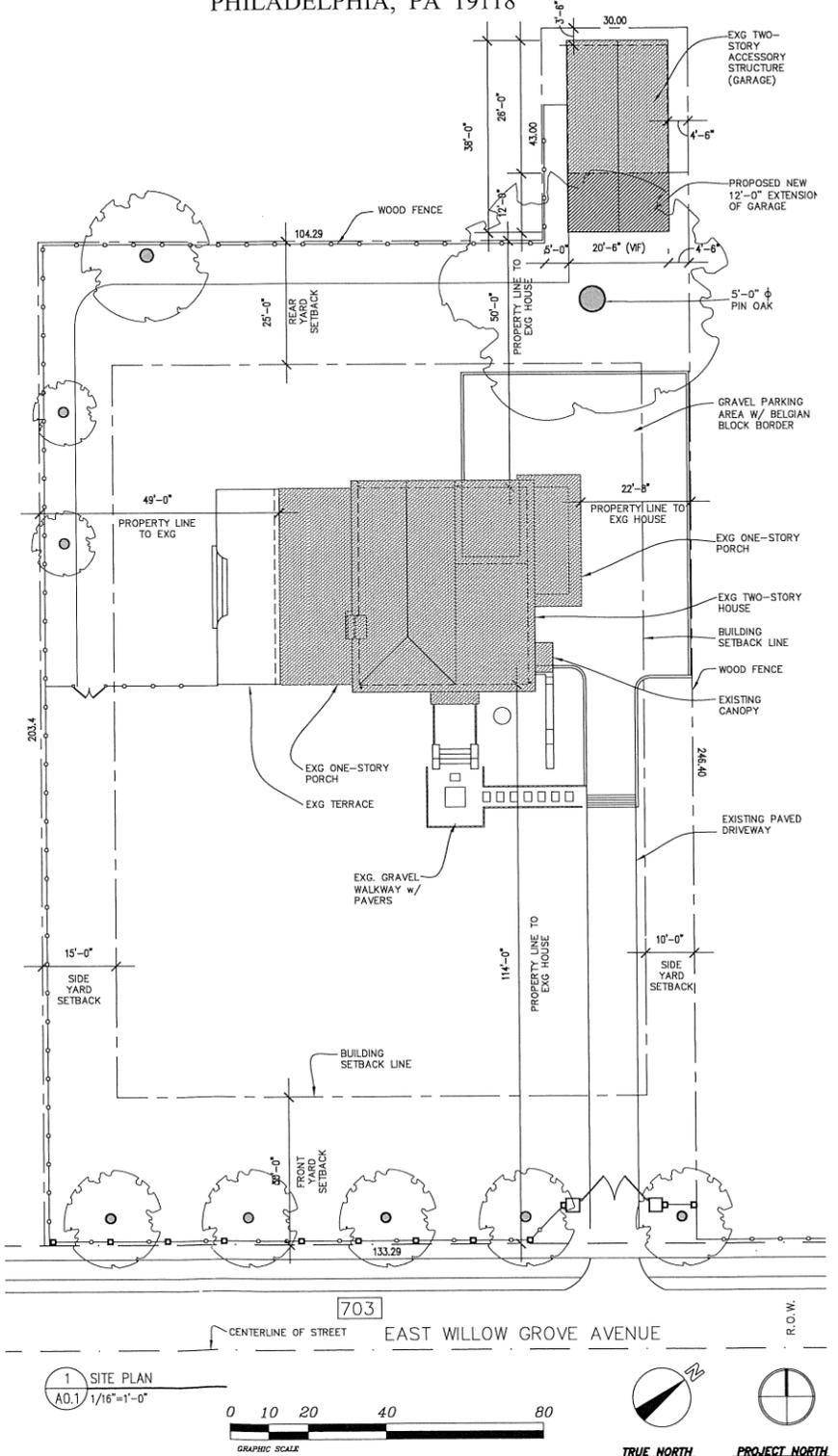
- THE SITE PLAN INFORMATION, INCLUDING SITE/BUILDING DIMENSIONS, ARE BASED ON THE DEED, PROVIDED BY OWNER.
- VERTICAL DATUM FROM ARCHITECTS MANUAL SURVEY.
- CONTRACTOR SHALL COORDINATE SITE WORK WITH OWNER AND ARCHITECT.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED BY ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITIES.
- PROTECT EXISTING PLANTING THROUGHOUT CONSTRUCTION AS DIRECTED BY OWNER.
- SLOPE FINISHED GRADE AWAY FROM FOUNDATION WALLS AT A MIN. SLOPE OF 1:12 FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO FACE OF WALL.
- ALL EXCAVATED SOIL TO BE CARTED AWAY FROM SITE AND DISPOSED OF IN A LAWFUL MANNER.
- PROVIDE HAY BALS. SILTATION FENCES OR OTHER APPROPRIATE EROSION CONTROL MEASURES AROUND CONSTRUCTION SITE AND STORED MATERIALS.
- CLEAN PROPERTY AND STREET OF ALL DEBRIS AT END OF EACH WORK DAY.
- MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
- PROVIDE CLEAN TOPSOIL AT DISTURBED AREAS AS DIRECTED BY THE OWNER. PROJECT FINISHED AREAS AGAINST EROSION AND MAINTAIN UNTIL COMPLETION OF PROJECT.

RENOVATIONS AND ADDITIONS TO  
**FUNCHION GARAGE**

703 EAST WILLOW GROVE AVENUE  
WYNDMOOR, PA, 19038

ARCHITECT  
**JOHN S. ANDREWS ARCHITECTS, LLC.**

184 D EAST EVERGREEN AVENUE  
PHILADELPHIA, PA 19118



**APPLICABLE BUILDING CODES:**

- UNIFORM CONSTRUCTION CODE 2018
- INTERNATIONAL FIRE CODE 2018
- INTERNATIONAL PLUMBING CODE 2018
- INTERNATIONAL FUEL GAS CODE 2018
- INTERNATIONAL ENERGY CONSERVATION CODE 2018
- INTERNATIONAL MECHANICAL CODE 2018
- INTERNATIONAL CODE COUNCIL ELECTRICAL CODE 2018
- INTERNATIONAL EXISTING BUILDING CODE 2018

**ZONING CODE INFO:**

	REQUIRED:	PROPOSED/EXISTING:
A. CLASSIFICATION	RES-B	-
B. MIN LOT WIDTH	60 FT.	133.25 FT
C. MIN LOT AREA	8,000 SF	28,399 SF
D. MIN OPEN AREA	70 %	88.64 %
E. FRONT YARD SETBACK	30'	114'-0"
F. SIDE YARD SETBACK	25' AGG 10' MIN EA SIDE	49'-0" / 22'-8"
G. REAR YARD SETBACK	25'	50'-0"
H. MAX HEIGHT	<38'	<38'

**SPECIFIC LOT COVERAGES:**

	EXISTING:	PROPOSED:	EXG. + PROPOSED:
TOTAL LOT AREA	28,399 SF 100%		
BUILDING AREA	2,979 SF 10.49%	+246 SF 0.87%	3,225 SF 11.36%
IMPERVIOUS (EST.)	520 SF 1.83%	0 SF 0%	520 SF 1.83%
TOTAL COVERAGE	3,499 SF 12.32%	+246 SF 0.87%	3,745 SF 13.19%

**DRAWING INDEX**

DRAWING NUMBER	DRAWING NAME	DATE	REVISION	BY	CHKD
A0.1	COVER SHEET & SITE PLAN				
A0.2	FIRST & SECOND FLOOR PLANS, ELEVATIONS & SECTIONS				

**ABBREVIATIONS**

ABV	Above	INT	Interior
ADJ	Adjustable	LIN	Linoleum
AFF	Above Finish Floor	LKG	Looking
AL	Aluminum	LGT	Light
AP	Access Panel	LVL	Laminated Veneer Lumber
APP	Appliance	LSL	Laminated Strand Lumber
APPROX	Approximate	MAX	Maximum
ARCHI	Architect	MDO	Medium Density Overlay
BD	Board	ME	Match Existing
BLW	Below	MIN	Minimum
BM	Beam	MTD	Mounted
BO	Bottom of	MTL	Metal
BOSMT	Basement	NA	Not Applicable
CI	Cast Iron	NIC	Not In Contract
CJ	Control Joint	NTS	Not To Scale
CL	Center Line	OA	Overall
CLG	Ceiling	OC	On Center
CLR	Clear	OPG	Opening
CMU	Concrete Masonry Unit	OPP	Opposite Hand
COL	Column	OPER	Operable
CONC	Concrete	OSL	Oriented Strand Lumber
CPT	Carpet	PL	Plate
CSMT	Casement	PLM	Plastic Laminated
CT	Ceramic Tile	PLYWD	Plywood
DED	Dedicated	PNT	Paint
DH	Double Hung	PTD	Painted
DIA	Diameter	FR	Fair
DIM	Dimension	FSL	Parallel Strand Lumber
DN	Down	PT	Pressure Treated
DWG(S)	Drawing(s)	R	Riser
EA	Each	RAD	Radius
EJ	Expansion Joint	RECPT	Receptacle
ELEC	Electrical	REQ'D	Required
ENG	Engineered	SECT	Section
EQ	Equal, Equivalent	SIM	Similar
EXG	Existing	SS	Stainless Steel
EXT	Exterior	ST	Stucco
FDN	Floor Drain	STR	Structural
FIN	Finish	T	Tread
FLR	Floor	T&G	Tongue and Groove
FTG	Foot	TO	Top of
FTA	Footing	TYP	Typical
GA	Galvanized	UNO	Unless Noted Otherwise
GALV	Galvanized	US	Underside
GB	Gas Bld	VCB	Vinyl Cove Base
GWB	Gypsum Wallboard	VCT	Vinyl Composition Tile
HB	Hose Bib	VERT	Vertical
HDWD	Hollow Wood	VF	Verify in Field
HM	Hollow Metal	W	With
HORIZ	Horizontal	WD	Wood
HT	Height	WDW	Window
INSUL	Insulated	WH	Water Heater
		WWF	Welded Wire Fabric

**JOHN S. ANDREWS ARCHITECTS, LLC.**

184 D East Evergreen Ave.  
Philadelphia, PA 19118  
Phone: (215) 247-2425  
Fax: (215) 247-2423

Seal:  
  
Structural Engineer:  
**TIM BEAVER, P.E.**  
Innovative Structural Engineers  
135 Little Conestoga Road  
Chester Springs, PA 19425  
T: 610-644-8577

Project:  
**FUNCHION GARAGE**  
703 EAST WILLOW GROVE AVENUE  
WYNDMOOR, PA, 19038  
Client:  
JOHN S. ANDREWS ARCHITECTS, LLC.  
184 D EAST EVERGREEN AVENUE  
WYNDMOOR, PA, 19038

Architect Project No.:  
**2508**

Issue Date:  
**FEB 13, 2026**

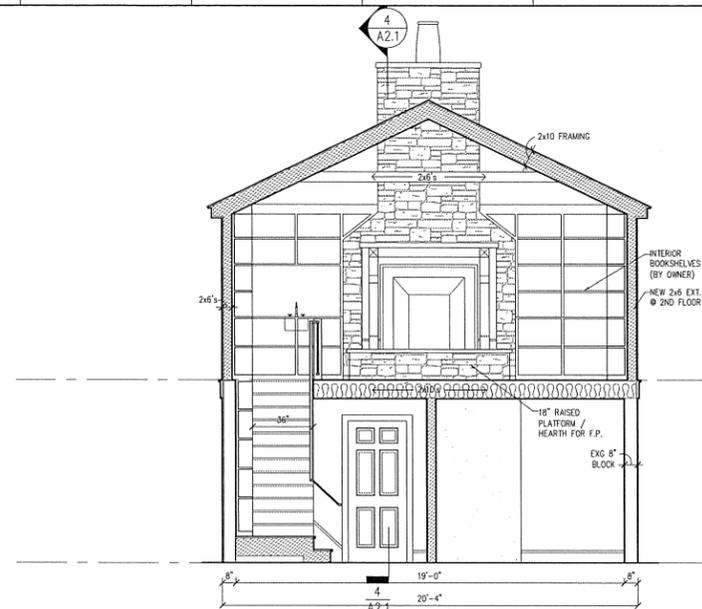
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**SCHEMATIC DESIGN**

Revision Date:  
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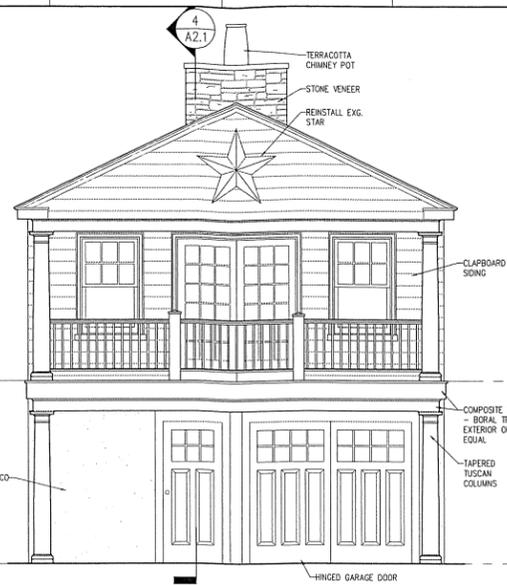
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Sheet Title:  
**COVER SHEET & SITE PLAN**

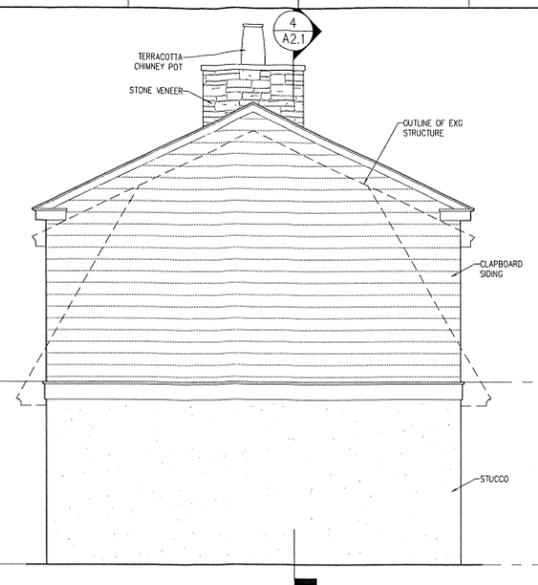
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**A0.1**



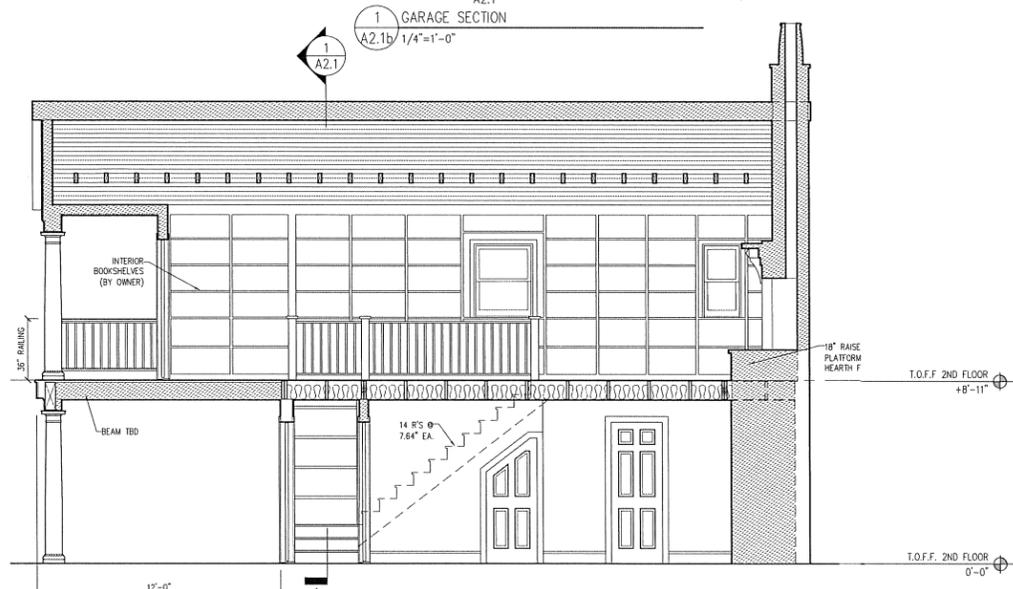
1 GARAGE SECTION  
A2.1b 1/4"=1'-0"



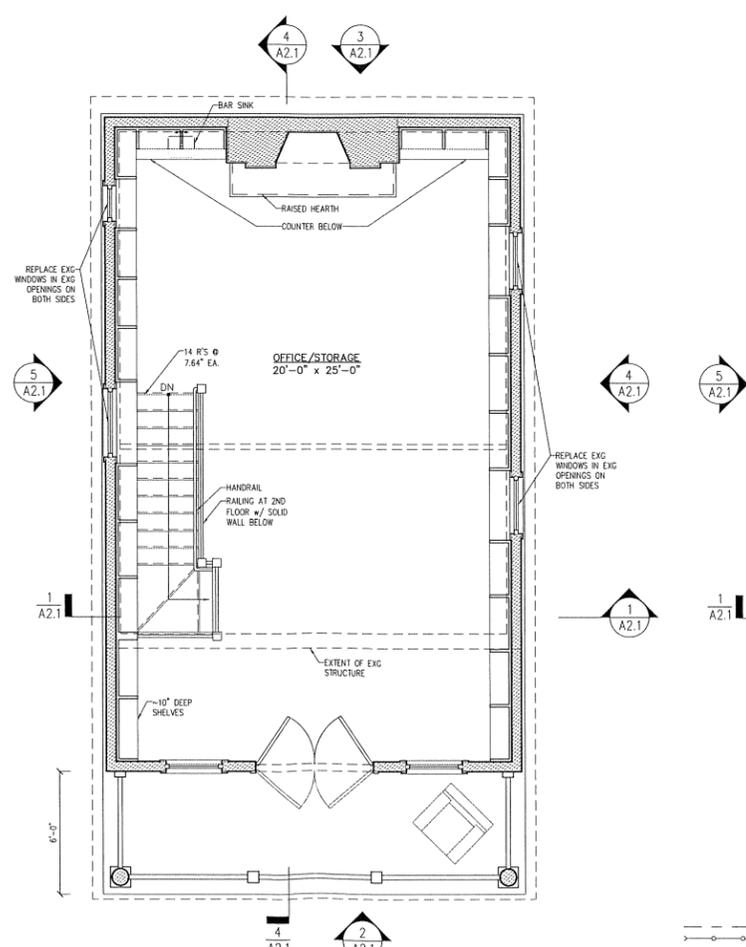
2 GARAGE ELEVATION  
A2.1b 1/4"=1'-0"



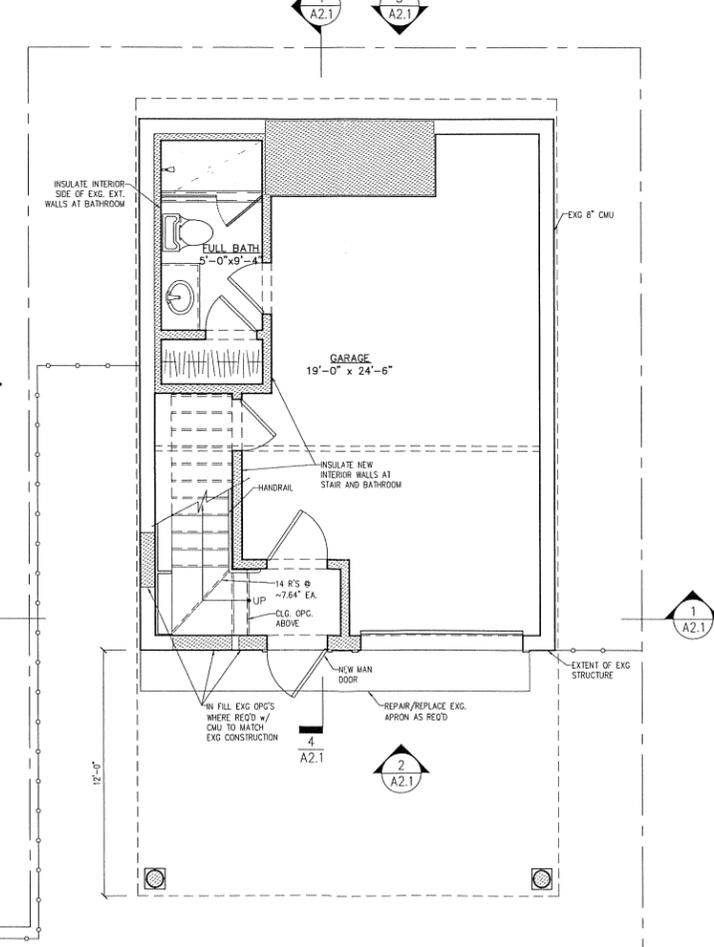
3 GARAGE ELEVATION  
A2.1b 1/4"=1'-0"



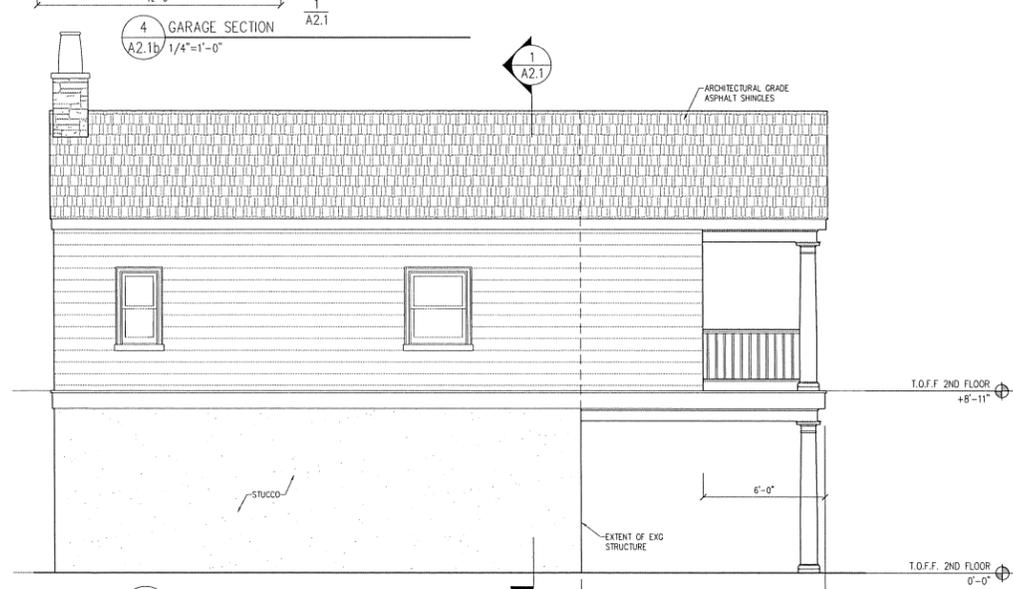
4 GARAGE SECTION  
A2.1b 1/4"=1'-0"



6 GARAGE 2ND FLOOR PLAN  
A2.1 1/4"=1'-0"



7 GARAGE 1ST FLOOR PLAN  
A2.1 1/4"=1'-0"



5 GARAGE ELEVATION  
A2.1b 1/4"=1'-0"

**JOHN S. ANDREWS ARCHITECTS, LLC.**

184D East Everetts Ave.  
Philadelphia, PA 19118  
Phone: (215) 247-5400  
Fax: (215) 247-5303

Structural Engineer:  
**TIM BEAVER, P.E.**  
Innovative Structural Engineers  
135 Little Conestoga Road  
Chester Springs, PA 19425  
T: 610-644-8577

PROJECT:  
**FUNCHION GARAGE**  
703 EAST WILLOW GROVE AVENUE  
WYNDMOOR, PA, 19038  
CLIENT:  
JACK FUNCHION  
703 EAST WILLOW GROVE AVENUE  
WYNDMOOR, PA, 19038

Architect Project No.:  
**2508**

Issue Date:  
FEB 13, 2026

Status:  
SCHEMATIC DESIGN

Revision Date:

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Sheet Title:  
PLANS

Sheet Number:

**A2.1b**



# 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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Brendan May  
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*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, April 27, 2026**, at 7:00 p.m. at which time a public meeting will commence on the following application:

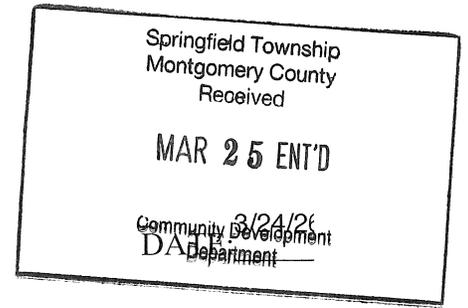
**Case #26-08:** This is the application of **Ellen Doney & Michael Funchion**, owners of the property located at 703 E. Willow Grove Avenue, Wyndmoor, Pa 19038, and known as Parcel #5200-1839-4004. The applicants seek approval to construct a 240 square foot addition to the existing garage and alter the roof structure to increase the building's height. A variance from Section 114-131. C. 2 has been requested that would allow the garage to be 4 feet, 5 inches and 5 feet from the side property lines, instead of the required 7 feet. In addition, the applicants seek approval to add a second floor to the detached garage that would increase the building's height to 20 feet, where the building is limited to one story and a maximum of 12 feet in height. This requires a variance from Section 114-131. C. d of the Springfield Township Zoning Ordinance. The property is zoned within the B-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.

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. 26-08

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We John F Funchion & Ellen A Doney  
(Name of Applicant)

Of (Address) 703 E Willow Grove Ave, Wyndmoor, PA 19038

(Telephone No.) 2152604380

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 XIII, Section 114,  
Subsection 131, of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 703 E Willow Grove Ave, Wyndmoor, PA 19038

Petitioner's Interest in the property is Owner

Present use of property Single Family Residence

Share this document with others to view or comment

Increase the height of an existing garage by 1.5 feet.

Add 12 feet onto the front of the existing garage.

The current roof is sagging at the ridge line because its framing is under-engineered.

We want to convert the upstairs to a library/study and the ground floor for a gym

and workshop. The extra height will allow 8 ft side walls.

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

*Jack Funchion*  
Applicant's Signature

*Jack Funchion*  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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.
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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.

John F Funchion

\_\_\_\_\_  
Printed Name of Applicant

  
\_\_\_\_\_  
Applicant's Signature and Date

**RECORDER OF DEEDS**  
MONTGOMERY COUNTY PENNSYLVANIA  
*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

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



007906

D224387

Fee Simple/Trustees' Deed

**This Indenture** made this 5<sup>th</sup> day of April 1999.

**Between**

**PATRICIA S. STOKES**  
(hereinafter called the Grantor),

**JOHN F. FUNCHION and ELLEN D. FUNCHION**  
(hereinafter called the Grantees)

B  
200  
1300  
1300  
500  
50

**Witnesseth** that the said Grantor for and in consideration of the sum of:

**Two Hundred Eighty-Six Thousand and 00/100 (\$286,000.00)**

dollars lawful money of the United States of America, unto the Grantor well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns,

File # D224387

Please See Exhibit "A" Attached For Legal Description.

99 APR 16 AM 11:49

REALTY TRANS TAX PAID
STATE 2860.00
LOCAL 2860.00
PER C/B

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
 52-00-18394-00-4 SPRINGFIELD  
 703 E. WILLOW GROVE AVE  
 STOKES PATRICIA S  
 B 022 U 057 L

5/2/99

1101 DATE: 04/09/99

#7906	
SPRINGFIELD TWP	2860.00
STATE STAMP	2860.00
TOTAL	5720.00
CHECK	2860.00
CHECK	2860.00
ITEM 2	
04-16-99 FRI #1	CASH-11 6500 13:15TH

BK5267PG1421



**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 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 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 above described 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 Grantor for Itself and Its Successors and Assigns, does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that It the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against It the said Grantor and against all and every Person or Persons whomever lawfully claiming to or to claim the same or any part thereof, by from, or under him/her/them or any of them, shall and will WARRANT and forever DEFEND.

OR

the said

do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

*Sealed and Delivered*  
IN THE PRESENCE OF US:

*Patricia S. Stokes*  
PATRICIA S. STOKES

BK5267PG1422



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Bucks

On this, the 5 day of April, A.D. 1999, before me, the undersigned officer, personally appeared PATRICIA S. STOKES known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, acknowledged that he executed the same for the purposes therein contained.

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



Josephine E. White  
Notary Public  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged himself (herself) to be the \_\_\_\_\_ of \_\_\_\_\_ a corporation and that he as such \_\_\_\_\_ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

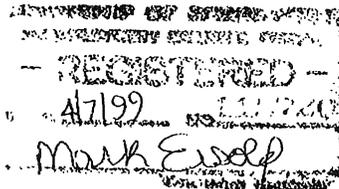
In Witness Whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Grantor(s): PATRICIA S. STOKES  
To  
Grantee(s): JOHN F. FUNCHION and ELLEN D. FUNCHION  
Premises: 703 WILLOW GROVE AVENUE, SPRINGFIELD TWP., MONTGOMERY COUNT

The address of the above-named Grantee is  
703 Willow Grove Ave  
Springfield, Pa

On behalf of the Grantee



DUPLICATE COPY



ATTACHED TO AND FORMING A PART OF TITLE INSURANCE COMMITMENT  
Order No.: D224387DC  
=====

DESCRIPTION and RECITAL

ALL THAT CERTAIN lot or piece of ground.

SITUATE in Springfield Township, Montgomery County, Pennsylvania.

BEGINNING at a point on the Northwestern side of Willow Grove Avenue (50 feet wide) said point being at the distance of 40 feet measured North 42 degrees 29 minutes East from an angle point on the said Northwestern side of Willow Grove Avenue, said angle point being at the distance of Three hundred twenty and ninety nine one-hundredths feet measured along the said Northwestern side of Willow Grove Avenue in a Northeasterly direction from the intersection which the Northwestern side of Willow Grove Avenue makes with the Northeasterly side of Ardmore Avenue (Fifty feet wide); thence from the place of beginning North Forty seven degrees Fifty minutes West Two Hundred Three and Ninety one one-hundredths feet to a point; thence North Forty two degrees Forty two minutes East one hundred Three and Ninety one-hundredths feet to a point; thence North Forty-seven degrees thirty-nine minutes West Forty three feet to a point; thence North Forty two degrees Forty-two minutes East 30 feet to a point; thence South forty seven degrees Thirty Nine minutes East two hundred Forty six and Forty one-hundredths feet to a point on the Northwestern side of Willow Grove Avenue; thence along the Northwestern side of Willow Grove Avenue South Forty two degrees Twenty Nine minutes West one Hundred Thirty Three and twenty eight one-hundredths feet to a point the place of beginning.

BEING NO.: 703 Willow Grove Avenue.

BEING ASSESSMENT PARCEL NUMBER 52-00-18394-00-4

BEING the same premises which Louis C. Bechtle and Helen M. Bechtle, unmarried by Deed dated March 8, 1978 and recorded in Montgomery County, in Deed Book 4286 page 78 conveyed unto Patricia S. Stokes, in fee.



*Margaret Bechtle*

EXHIBIT "A"

BK5267PG1424

DNJ201101720



## Chapter 114. Zoning

### Article XIII. General Regulations

#### § 114-131. Yard encroachments.

- A. Front yards. No building and no part of a building shall be erected within or shall project into the required front yard (unless a greater projection is authorized as a special exception), except:
- (1) Cornices, eaves, gutters, open balconies or chimneys projecting not more than 18 inches.  
[Amended 11-10-1993 by Ord. No. 797]
  - (2) Steps.  
[Amended 11-10-1993 by Ord. No. 797]
  - (3) Bay windows, not extending through more than one story and not projecting more than five feet.
  - (4) One-story open or enclosed porches, projecting not more than eight feet.
- B. Side yards.
- (1) No building and no part of a building shall be erected within or shall project into the required side yard, except:
    - (a) Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
    - (b) Steps.  
[Amended 11-10-1993 by Ord. No. 797]
  - (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:  
[Amended 5-9-1984 by Ord. No. 724]
    - (a) Entirely separated from the main building.
    - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
    - (c) Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
    - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.
- C. Rear yards.
- (1) No building and no part of a building shall be erected within or shall project into the required rear yard, except:

- (a) Cornices, eaves, gutters, open balconies or chimneys, projecting not more than 18 inches.  
[Amended 11-10-1993 by Ord. No. 797]
  - (b) Steps.  
[Amended 11-10-1993 by Ord. No. 797]
  - (c) Bay windows, not extending through more than one story and not projecting more than five feet.
  - (d) One-story open or enclosed porches projecting not more than 10 feet, provided that a five-foot rear yard is preserved.  
[Amended 11-10-1993 by Ord. No. 797]
  - (e) Decks at grade level, where grade level shall be a height not to exceed 42 inches measured from the ground at the rear of the building wall, provided that a five-foot rear yard is preserved.  
[Added 11-10-1993 by Ord. No. 797]
- (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:  
[Amended 5-9-1984 by Ord. No. 724]
- (a) Entirely separated from the main building.
  - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
  - (c) Located no closer to the rear property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
  - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.
- (3) Provided further that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, in which the distance from the rear line of the lot to the line fixed by the front yard requirement as herein provided is less than 75 feet, a portion of the main building not wider than 20% of the width of the lot may project not more than 10 feet into the required rear yard.
- (4) In no case shall the distance between the rearmost point of such projection and the rear lot line be less than the minimum side yard requirement provided herein for the district in which the lot is located.
- D. Building envelope. Notwithstanding the provisions of § 114-131B and C of this chapter, accessory buildings shall not exceed 20 feet or one story in height, whichever is less.  
[Added 5-9-1984 by Ord. No. 724]



# 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

Susanna O. Ratsavong  
*President*

Brendan May  
*Vice President*

Elizabeth McNamara  
James M. Lee  
Robert C. Goldberg  
Edward H. Morris III  
Thaddeus S. Kirk

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

Andrew R. Freimuth  
*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, April 27, 2026**, at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #26-07:** This is the application of **Barbara & Mark Denys**, owner of the property located at 531 E. Mermaid Lane, Wyndmoor, PA 19038, and known as Parcel #5200-1143-1001. The applicants seek a variance from Section 114-131.A of the Springfield Township Zoning Ordinance. The applicants request approval to construct an accessory structure within one of the two required front yards for this parcel. The proposed accessory structure will be constructed of materials to match the existing single-family dwelling, and the existing landscaped buffer will remain in place. The property is zoned within the A-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.

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. 26-07

**PETITION**

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Barbara & Mark Denys  
(Name of Applicant)

Of (Address) 531 East Meramid Lane Wyndmoor PA 19038

(Telephone No.) 609-680-7406

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 131.A,  
Subsection       , of the Springfield Township Zoning Code.

       Other (please specify)       

**The property concerned is located at** 531 East Mermaid Lane

**Petitioner's Interest in the property is** Owner

**Present use of property** Residential Usage

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 Explanation

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

Check # 647  
\$50000

CASE # 26-07

  
Applicant's Signature

  
Owner's Signature

**Do not write in this space.**

Petition granted.

Petition refused.

The following special conditions are imposed.

---

---

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By Order of the Zoning Hearing Board

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**TOWNSHIP OF SPRINGFIELD  
COMMUNITY DEVELOPMENT  
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE  
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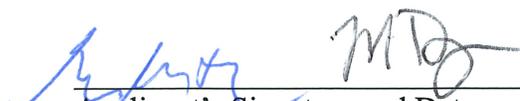
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I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

**Barbara Denys and Mark Denys**

\_\_\_\_\_  
Printed Name of Applicant

  
\_\_\_\_\_  
Applicant's Signature and Date

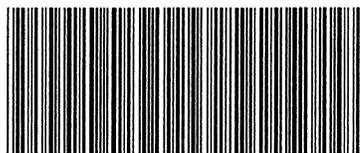
112 12KA3713



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

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 5842 PG 01433 to 01437**  
INSTRUMENT # : 2012071948  
RECORDED DATE: 07/24/2012 12:55:11 PM



2760898-0013.

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 07/13/2012  
**Reference Info:**

**Transaction #:** 2707578 - 2 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** thordije

**RETURN TO:** (Simplifile)  
Trident Land Transfer Company  
431 W. Lancaster Ave. 3rd Floor  
Devon, PA 19333  
(610) 889-7660

**PAID BY:**  
TRIDENT LAND TRANSFER COMPANY

**\* PROPERTY DATA:**  
Parcel ID #: 52-00-11431-00-1  
Address: 531 E MERMAID LN  
  
WYNDMOOR PA  
19038  
Municipality: Springfield Township (100%)  
School District: Springfield

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$510,000.00  
**TAXABLE AMOUNT:** \$510,000.00  
**FEES / TAXES:**  
Recording Fee:Deed \$65.00  
State RTT \$5,100.00  
Springfield Township RTT \$2,550.00  
Springfield School District RTT \$2,550.00  
**Total:** \$10,265.00

DEED BK 5842 PG 01433 to 01437  
Recorded Date: 07/24/2012 12:55:11 PM

I hereby CERTIFY that  
this document is  
recorded in the  
Recorder of Deeds  
Office in Montgomery  
County, Pennsylvania.



**Nancy J. Becker**  
Recorder of Deeds

**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.

1/2  
Prepared by:

Trident Land Transfer Company  
431 West Lancaster Avenue  
Devon, PA 19333-1509  
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department  
Trident Land Transfer Company

File Number: 12PA3713

# DEED

Nelson A. Wivel

to

Mark R. Denys and Barbara B. Denys, husband and  
wife

PREMISES:

531 East Mermaid Lane  
Township of Springfield  
County of Montgomery  
PA

Parcel ID 52-00-11431-00-1

The address of the above named Grantee(s) is:  
531 East Mermaid Lane, Wyndmoor, PA 19038

Certified by: Mark R Denys

## DEED

THIS INDENTURE made this 13<sup>th</sup> day of July, 2012.

Between NELSON A. WIVEL, (hereinafter called the Grantors) and

MARK R. DENYS AND BARBARA B. DENYS, HUSBAND AND WIFE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Five Hundred Ten Thousand (\$510,000.00) Dollars 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, their heirs and assigns, as Tenants by the Entirety.

### SEE EXHIBIT "A"

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 with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

## Exhibit "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate at Wyndmoor, in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania and described according to a Survey and Plan thereof made by David W. Bainbridge, Township Engineers, Erdenheim, Pennsylvania dated October 20th, 1933 as follows, to wit:

BEGINNING at a point on the Northwest side of Mermaid Avenue (Forty one and five tenths feet wide), at the point of curve of an Eight feet radius formed by the intersection of the Northwest side of Mermaid Avenue with the Southwest side of Ardmore Avenue (Fifty feet wide); thence extending South thirty seven degrees, nine minutes, thirty seconds West along the said Northwest side of Mermaid Avenue, One hundred seventeen feet to a point; thence extending North fifty two degrees, fifty minutes thirty seconds West, on a line at right angles to the said Mermaid Avenue Eighty two and sixty seven one-hundredths feet to a point; thence extending North thirty eight degrees, twenty two minutes, forty two seconds East, One hundred twenty five and forty one-hundredths feet to a point on the said Southwesterly side of Ardmore Avenue; thence extending in a Southeasterly direction, along the said Southwesterly side of Ardmore Avenue, on the arc of a circle curving to the left, with a radius of One thousand six hundred forty three feet, the arc distance of Thirty four and ninety eight one-hundredths feet to a point of tangent; thence extending South fifty-two degrees, fifty minutes, thirty seconds East, still along the said Southwesterly side of Ardmore Avenue, Thirty seven and two one-hundredths feet to a point of curve; thence extending in a Southerly direction, on the arc of a circle curving to the right, with a radius of Eight feet, the arc distance of Twelve and fifty seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot "A" on the aforesaid Plan.  
Parcel No. 52-00-11431-00-1

Being the same premises which Ralph T. Doty and Lee W. Doty, husband and wife by Deed dated 10/2/2001 and recorded 10/22/2001 in Montgomery County in Deed Book 5381 Page 1883 conveyed unto Nelson A. Wivel, in fee.

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED  
In the presence of us:

Nelson A. Wivel  
Nelson A. Wivel

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Philadelphia )

On this, the 13<sup>th</sup> day of July, 2012, a notary public the undersigned officer, personally appeared Nelson A. Wivel known to me (or satisfactorily proven) to be the persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that they/he/she executed the same for the purposes therein contained.

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

My Commission Expires: \_\_\_\_\_

Ruth Trainor  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
RUTH TRAINOR, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires April 19, 2014

**Attachment to Zoning Hearing Board Application**  
**Barbara Denys and Mark Denys**  
**531 East Mermaid Lane**  
**Springfield Township**

Explanation of Variance:

The subject property is a corner lot located at the intersection of two public streets. Due to its location, the property is classified as having two front yards under the Township's zoning ordinance. As a result, what would typically function as a side yard is legally considered a second front yard.

The interior side of the property directly abuts a neighboring residential lot, leaving no practical or compliant location for the placement of a shed within a side or rear yard area. Because of these unique lot conditions, there is no reasonable alternative location for the proposed structure.

We respectfully request approval to install a refined shed along the secondary street frontage (not the primary roadside frontage). The proposed location (7' off property lines) and other planning (including surrounding landscaping) reflected in the attached plans have been designed to minimize visual impact and maintain the character of the streetscape.

Additionally, the shed will be thoughtfully designed to complement the existing residence and surrounding neighborhood. The exterior facade will incorporate materials that match the existing stonework of the home, and the roof will be constructed to match the current roofing materials for a cohesive and integrated appearance. The yard is also bordered by a substantial hedge, which will provide natural screening and further reduce visibility from the roadway.

We have spoken with and shared the plans with our immediate neighbors, Marc and Barbara Silbert of 7208 Ardmore Ave. They have not voiced any concerns and are looking forward to the upgraded landscaping.

We believe this request represents the minimum variance necessary and will not adversely affect neighboring properties or the overall character of the neighborhood.

## Chapter 114. Zoning

### Article XIII. General Regulations

#### § 114-131. Yard encroachments.

- A. Front yards. No building and no part of a building shall be erected within or shall project into the required front yard (unless a greater projection is authorized as a special exception), except:
- (1) Cornices, eaves, gutters, open balconies or chimneys projecting not more than 18 inches.  
[Amended 11-10-1993 by Ord. No. 797]
  - (2) Steps.  
[Amended 11-10-1993 by Ord. No. 797]
  - (3) Bay windows, not extending through more than one story and not projecting more than five feet.
  - (4) One-story open or enclosed porches, projecting not more than eight feet.
- B. Side yards.
- (1) No building and no part of a building shall be erected within or shall project into the required side yard, except:
    - (a) Cornices, eaves, gutters or chimneys projecting not more than 18 inches.
    - (b) Steps.  
[Amended 11-10-1993 by Ord. No. 797]
  - (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within one of the side yards if:  
[Amended 5-9-1984 by Ord. No. 724]
    - (a) Entirely separated from the main building.
    - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
    - (c) Located no closer to the side property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
    - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § 114-21 of the Springfield Township Code.
- C. Rear yards.
- (1) No building and no part of a building shall be erected within or shall project into the required rear yard, except:

- (a) Cornices, eaves, gutters, open balconies or chimneys, projecting not more than 18 inches.  
[Amended 11-10-1993 by Ord. No. 797]
  - (b) Steps.  
[Amended 11-10-1993 by Ord. No. 797]
  - (c) Bay windows, not extending through more than one story and not projecting more than five feet.
  - (d) One-story open or enclosed porches projecting not more than 10 feet, provided that a five-foot rear yard is preserved.  
[Amended 11-10-1993 by Ord. No. 797]
  - (e) Decks at grade level, where grade level shall be a height not to exceed 42 inches measured from the ground at the rear of the building wall, provided that a five-foot rear yard is preserved.  
[Added 11-10-1993 by Ord. No. 797]
- (2) In residential zoning districts, accessory buildings used solely for residential purposes may be constructed within the required rear yard if:  
[Amended 5-9-1984 by Ord. No. 724]
- (a) Entirely separated from the main building.
  - (b) Located at least 10 feet farther back from the front building line than the rearmost portion of the main building.
  - (c) Located no closer to the rear property line than seven feet if constructed of wood frame or combustible material and no closer than four feet if constructed of masonry or noncombustible material.
  - (d) The building shall not exceed nine feet in height if it has a flat roof, 12 feet in height if it has a slope roof or one story, whichever is less. The height of the building shall be defined as in § **114-21** of the Springfield Township Code.
- (3) Provided further that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, in which the distance from the rear line of the lot to the line fixed by the front yard requirement as herein provided is less than 75 feet, a portion of the main building not wider than 20% of the width of the lot may project not more than 10 feet into the required rear yard.
- (4) In no case shall the distance between the rearmost point of such projection and the rear lot line be less than the minimum side yard requirement provided herein for the district in which the lot is located.
- D. Building envelope. Notwithstanding the provisions of § **114-131B** and **C** of this chapter, accessory buildings shall not exceed 20 feet or one story in height, whichever is less.  
[Added 5-9-1984 by Ord. No. 724]



SLED TO  
GO  
HERE  
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REAR YARD  
PROPERTY LINE



