

**Springfield Township  
Zoning Hearing Board  
April 27, 2026  
7:00 P.M.**

**7:00 P.M. Call to Order:**

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

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

**New Business:**

**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.

**Case #26-08:** This is the application of **Ellen Doney & John 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.

**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.

**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.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, May 18, 2026, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.