

Township of Marple
Zoning Hearing Board



Public Hearing

AGENDA

Township of Marple
Zoning Hearing Board
March 18, 2026

1. Pledge of Allegiance
2. Roll Call
3. 2026-01. Matt Galbraith is requesting a variance from Article IV, Section 300-24, Attachment 20A of the Marple Township Code, as amended. The property is located at 221 Harvest Lane, Broomall, PA 19008 (Parcel #25-00-01973-21) and is situated in the R-1 Zoning District. The petitioner proposes to construct a 10' x 12' shed that would encroach 4 feet into the required accessory structure setbacks for both the side and rear yards, resulting in a 3-foot setback from the property lines on each side. The required accessory structure setback in the R-1 Zoning District is 7 feet.
4. 2026-02. James Cantando and Margaret Ward are requesting a variance from Article IV, Section 300-24, Attachment 20A, and Article XIII, Section 300-108 of the Marple Township Code, as amended. The property is located at 26 N. Manor Road, Broomall, PA 19008 (Parcel #25-00-02975-00) and is situated in the R-2 Zoning District. The applicants propose to construct a 30' x 17' detached garage that would encroach into the required accessory structure setback of the rear yard, leaving 4.5 feet to the property line, and into the required spacing between the accessory structure and the principal structure, leaving 4.5 feet. The R-2 Zoning District requires a minimum accessory structure setback of 6' to the property line and a minimum spacing of 10 feet between an accessory structure and the principal structure.
5. 2026-03. L. Stephen Sudhop and Dolores C. Sudhop, Trustees of the L. Stephen Sudhop and Dolores C. Sudhop Living Revocable Trust, are requesting an interpretation by the Zoning Hearing Board of Section 300-33(I)(1). The request pertains to the parcels listed below and

seeks clarification on whether the use of the Greenbank Farm tract complies with the requirements of this Section, given the unique circumstances of the surrounding lands, which consist of dedicated open space owned by Marple Township for the benefit of its residents.

LANDS N/L L. STEPHEN & DOLORES C SUDHOP REVOC LIV TRUST

FOLIO# 25-00-03528-00 - MAP# 25-33-029-000

FOLIO# 25-00-03530-00 - MAP# 25-33-030-000

FOLIO# 25-00-03531-00 - MAP# 25-33-034-000

FOLIO# 25-00-03532-00 - MAP# 25-33-035-000

FOLIO# 25-00-03633-02 - MAP# 25-33-038-000

FOLIO# 25-00-03629-00 - MAP# 25-33-045-000

FOLIO# 25-00-03633-00 - MAP# 25-33-048-000

FOLIO# 25-00-03631-00 - MAP# 25-33-046-000

- a. 2026-03 ALTERNATE. L. Stephen Sudhop and Dolores C. Sudhop, Trustees for the L. Stephen Sudhop and Dolores C. Sudhop Living Revocable Trust are requesting variances from the provisions of Section 300-33(C) and Section 300-33(l)(1), based upon the existing 49.1997 acre tract being a de minimus variation of the required 50 acres and also allow the 4.00 acres parcel within the Greenbank Farm Tract to be eligible to be included as part of the Open Space requirements of the overall proposed PRD development.