

AGENDA

Township of Marple Zoning Hearing Board October 18, 2023

1. Pledge
2. Roll Call
3. **2023-13.** Laura Rao is requesting a variance to Article IV of Chapter 300, Section 20-A of Ordinance No. 2000-10 of the Marple Township Code as amended. The location is 107 Apple Blossom Lane, Marple Township. This property is in R-A Zoning District, but the properties located in this development must meet RB Zoning Standards. The petitioner wishes to install an inground pool with decking which will encroach 21' into the rear yard setback leaving 9' to the property line. The minimum rear yard setback in RB Zoning District is 30'.
4. **2023-14.** Kyle Ballerino is requesting a variance to Article IV of Chapter 300, Section 20-A of Ordinance No. 2000-10 of the Marple Township Code as amended. The location is 211 Bourne Drive, Broomall, PA and is in the R-2 Zoning District. The petitioner wishes to build a 20'x20' (400 sq.ft.) shed in his rear yard which exceeds the total square footage allowable. The code allows for a 280 sq.ft. shed in R-2.
5. **2023-15.** Steve DiBlasi is requesting a variance to Article IV of Chapter 300, Section 20-A and Article XIII of Chapter 300, Section 109-A of Ordinance No. 2000-10 of the Marple Township Code as amended. The location is 228 Harvest Lane, Broomall, PA. This property is within a Planned Residential Development and goes by R-1 Standards. The petitioner wishes to build an inground pool and encroach 22' into the rear yard setback which will leave 3' to the property line. The minimum rear yard setback in R-1 Zoning District is 25'.
6. **2023-16.** Janira Marantidis & Sarah Shore are requesting a Special Exception and a Variance to Chapter 300, Article IV, Section 300-20A and Chapter 300, Article XII, Section 101.A of the Marple Township Code as amended. The location is 2725 West Chester Pike, Broomall, PA and is in R-2 Zoning District. The petitioner is proposing to open a Holistic Wellness facility and is also asking relief to place a 20"x72" sign on the front of the building.
7. **2023-17.** Pacifico Reality Company III, LLC is requesting a Special Exception and a Variance Chapter 300, Article XII, Section 101.A of the Marple Township Code as amended. The location is 2701 West Chester Pike and is in R-2 Zoning District. The petitioner is proposing the installation of several signs on the building and on the property including a free-standing sign and directional signage.