

Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.

Direct Extension: 252
E-Mail: mbilker@eckellsparks.com
File No. 23974

January 19, 2023

Silvia MacWilliams
679 Media Line Road
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL¹
W. DONALD SPARKS²
DAVID B. AUERBACH
JOSEPH L. MONTE, JR.³
JOSEPH E. LASTOWKA, JR.⁴
LEONARD A. SLOANE⁵
GUY F. MATTHEWS¹
SAM S. AUSLANDER⁶
STEPHEN J. POLAKA⁶
DAVID R. BLACK⁶
CRAIG B. HUFFMAN⁶
PATRICK T. HENIGAN⁶
JAY M. LEVIN⁶
CATHERINE T. DUFFY
KATHLEEN A. PIPERNO⁶
MICHAEL J. DAVEY⁶
MATTHEW J. BILKER⁶
DANIEL R. COLEMAN
JONATHAN E. BECKER (136)⁶
MIRLANDE E. TUNATTIS
VASILIKI GOULIABERIS

**Re: Marple Township Zoning Hearing Board
Application of Silvia MacWilliams
Premises: 679 Media Line Road
Broomall, PA 19008
Case No.: 2023-04**

Dear Ms. MacWilliams:

As you know, I am Solicitor to the Marple Township Zoning Hearing Board.

At the regular meeting of the Board held on January 18, 2023, the Board approved your Application for a variance from Section 300-21(B) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 679 Media Line Road, Broomall, Marple Township, Delaware County, Pennsylvania located in the R-1 Zoning District.

The Board's approval was subject to the following conditions:

1. That the Premises be developed in accordance with the Application submitted and the testimony and exhibits presented at the hearing;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees;
3. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements; and

¹Emeritus (Ret.)
⁶Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

¹U.S. Justice
²Admitted to New Jersey
³Admitted to New York
⁴Admitted to Maryland
⁵Admitted to Ohio
⁶Admitted to Virginia
⁶Admitted to District of Columbia

Please Reply to Media Office Address

300 W. State Street, Suite 300 P.O. Box 319 Media, PA 19063
610-565-3700 Fax: 610-565-1596 www.eckellsparks.com

Additional Offices

113 E. Evans Street - Matlack Bldg., Suite D-1 - West Chester, PA 19380 - 610-431-4650

Silvia MacWilliams
January 19, 2023
Page 2

Enclosed is the Order executed by the Board.

If you are not satisfied with the conditions which have been imposed as part of the Board's approval, you have a right file an appeal in the Court of Common Pleas of Delaware County. The appeal must be filed within 30 days.

Very truly yours,

Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.,

By: 
Matthew J. Bilker

MJB/cah
Enclosure

cc: Joseph Romano, Code Enforcement Officer
Larry Gentile, Township Manager
Joseph Patti, Chairperson
Adam Matlawski, Esquire -Marple Township Solicitor

BEFORE THE MARPLE TOWNSHIP
ZONING HEARING BOARD

IN RE: APPLICATION OF
SILVIA MacWILLIAMS

CASE NO. 2023-04

VARIANCE:
Section 300-21 Paragraph B

PREMISES: 679 Media Line Road
Broomall, PA 19008

ORDER

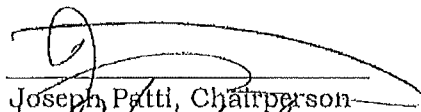
AND NOW, this 18th day of January, 2023, following a hearing held in this matter on January 18, 2023, it is **ORDERED** that the above Application for a variance from Section 300-21(B) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 679 Media Line Road, Broomall, Marple Township, Delaware County, Pennsylvania, located in the R-1 Zoning District is **GRANTED**. If granted, the approval is subject to the conditions and safeguards set forth in the attached Exhibit "A," incorporated herein by reference hereto.

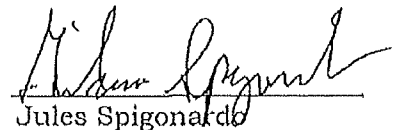
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being January 19, 2023.

MARPLE TOWNSHIP

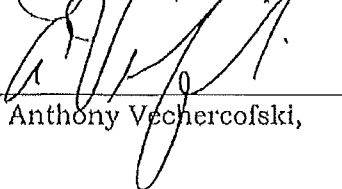
ZONING HEARING BOARD


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo

A.J. Baker


Anthony Vechercofski,

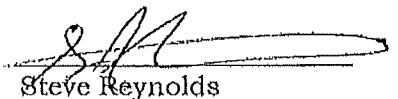

Steve Reynolds

EXHIBIT "A"
TO
WRITTEN DECISION OF THE
MARPLE TOWNSHIP ZONING HEARING BOARD

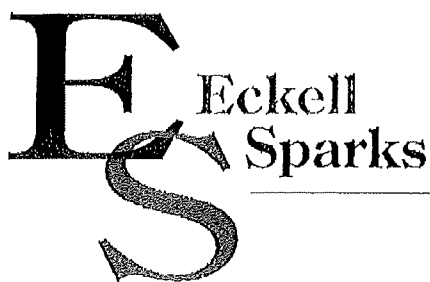
Applicant: Silvia MacWilliams
Address: 679 Media Line Road, Broomall, Pennsylvania 19008 ("Property")
Date of Hearing: January 18, 2023
Date of Decision: January 18, 2023
Date of Notice to Applicant: January 19, 2023

CONDITIONS OF APPROVAL

The approval of Applicant's request is subject to the following conditions and safeguards:

1. That the Premises be developed in accordance with the Application submitted and the testimony and exhibits presented at the hearing;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees;
3. The existing shed structure is permitted to remain on the premises as long as the referenced concrete pad is removed;
4. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements.

END OF CONDITIONS



Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.

Direct Extension: 252
E-Mail: mbilker@eckellsparks.com
File No. 23974

January 19, 2023

ATTORNEYS AT LAW

MURRAY S. ECKELL⁺
W. DONALD SPARKS⁺
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.⁴¹
JOSEPH E. LASTOWKA, JR.⁺
LEONARD A. SLOANE²
GUY F. MATTHEWS^{1,3}
SAMS. AUSLANDER⁺
STEPHEN J. POLAHA⁺
DAVID R. BLACK⁺
CRAIG B. HUFFMAN²
PATRICK T. HENIGAN²
JAY M. LEVIN²
CATHERINE T. DUFFY
KATHLEEN A. PIPERNO²
MICHAEL J. DAVEY²
MATTHEW J. BILKER²
DANIEL R. COLEMAN
JONATHAN E. BECKER^{1,3,5,7}
MELANIE E. TUNATHIS
VASILIKI GOULIABERIS

⁺*Emeritus (Ret.)*
⁺*Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

¹U.M. Issuance
²Admitted to New Jersey
³Admitted to New York
⁴Admitted to Maryland
⁵Admitted to Ohio
⁶Admitted to Virginia
⁷Admitted to District of Columbia

Dan Flaville
10447 Drummond Road
Philadelphia, PA 19154

Re: Marple Township Zoning Hearing Board
Applicant: Dan Flaville
Premises: 1991 Sproul Road, Broomall, PA 19008
Case No.: 2023-01

Dear Mr. Flaville:

As you know, I am Solicitor to the Marple Township Zoning Hearing Board.

At the regular meeting of the Board held on January 18, 2023, the Board approved your Application for a variance from Section 300-97(A) to permit the installation of the proposed P.J. Whelihan's (2) illuminated wall signs at the shopping center located in the Lawrence Park Shopping Center, 1991 Sproul Road, Broomall, Marple Township, Delaware County, Pennsylvania.

The Board's approval was subject to the following conditions:

1. That the Premises be developed in accordance with the Application submitted and the testimony and exhibits presented at the hearing, namely, that the sign not be used for any advertising beyond that which markets or promotes Park Power;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees;

Please Reply to Media Office Address

300 W. State Street, Suite 300 P.O. Box 319 Media, PA 19063
610-565-3700 Fax: 610-565-1596 www.eckellsparks.com

Additional Offices

113 E. Evans Street - Matlack Bldg., Suite D-1 - West Chester, PA 19380 -610-431-4650

January 19, 2023
Page 2

3. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements; and


4. That the maximum square footage of the sign facing west/Sproul Road is 60 square feet, and the maximum square footage of the sign facing south is 100 square feet.

Enclosed is the Order executed by the Board.

If you are not satisfied with the conditions which have been imposed as part of the Board's approval, you have a right file an appeal in the Court of Common Pleas of Delaware County. The appeal must be filed within 30 days.

Very truly yours,

Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.,

By: 
Matthew J. Bilker

MJB/cah
Enclosure

cc: Joseph Romano, Code Enforcement Officer
Larry Gentle, Township Manager
Joseph Patti, Chairperson

BEFORE THE MARPLE TOWNSHIP
ZONING HEARING BOARD

IN RE: APPLICATION OF
DAN FLAVILLE

CASE NO. 2023-01

VARIANCE:
Section 300-97 Paragraph A

PREMISES: 1991 Sproul Road
Broomall, PA 19008

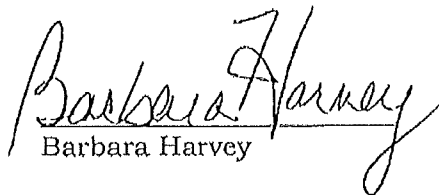
ORDER

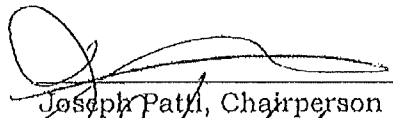
AND NOW, this 16th day of January, 2023, following a hearing held in this matter on January 18, 2023, it is **ORDERED** that the above Application for a variance from Section 300-97 of the Marple Township Zoning Ordinance, to allow the petitioner to install two PJ Whelihan's illuminated wall signs at the shopping center located at 1991 Sproul Road, Broomall, Marple Township, Delaware County, Pennsylvania, is **GRANTED**. If granted, the approval is subject to the conditions and safeguards set forth in the attached Exhibit "A," incorporated herein by reference hereto.

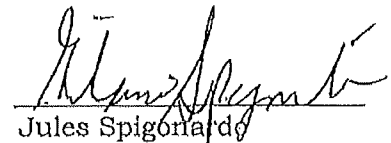
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being January 19, 2023.

MARPLE TOWNSHIP

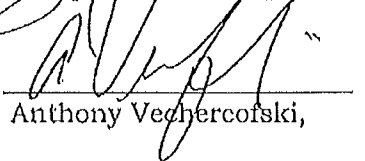
ZONING HEARING BOARD


Barbara Harvey


Joseph Pathl, Chairperson


Jules Spigonardo

A.J. Baker


Anthony Veghercofski,

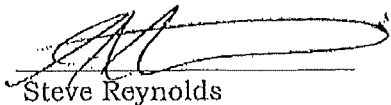

Steve Reynolds

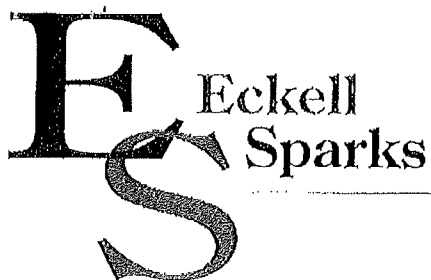
EXHIBIT "A"
TO
WRITTEN DECISION OF THE
MARPLE TOWNSHIP ZONING HEARING BOARD

Applicant: Dan Flaville
Address: 1991 Sproul Road, Broomall, Pennsylvania 19008 ("Property")
Date of Hearing: January 18, 2023
Date of Decision: January 18, 2023
Date of Notice to Applicant: January 19, 2023

CONDITIONS OF APPROVAL

The approval of Applicant's request is subject to the following conditions and safeguards:

1. That the Premises be developed in accordance with the Application submitted and the testimony and exhibits presented at the hearing;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees;
3. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements; and
4. That the maximum square footage of the sign facing west/Sproul Road will be 60 square feet, and the maximum square footage of the sign facing south will be 100 square feet.



Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.

Direct Extension: 252
E-Mail: mbilker@eckellsparks.com
File No. 23974

January 19, 2023

ATTORNEYS AT LAW

MURRAY S. ECKELL¹
W. DONALD SPARKS²
DAVID R. AUERBACH
JOSEPH L. MONTE, JR.^{3,4}
JOSEPH E. LASTOWKA, JR.⁵
LEONARD A. SLOANE⁶
GUY F. MATTHEWS⁷
SAMS, AUSLANDER⁸
STEPHEN J. POLAHA⁹
DAVID R. BLACK⁹
CRAIG B. HUFFMAN⁹
PATRICK T. HENIGAN⁹
JAY M. LEVIN⁹
CATHERINE T. DUFFY
KATHLEEN A. PIPERNO⁹
MICHAEL J. DAVEY⁹
MATTHEW J. BILKER⁹
DANIEL R. COLEMAN
JONATHAN E. BECKER^{10,11,12}
MELANIE E. TUNATTIS
VASILIKI GOULIABERIS

¹*Emeritus (Ret.)*
⁹*Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

¹U.M. Lawton
²Admitted to New Jersey
³Admitted to New York
⁴Admitted to Maryland
⁵Admitted to Ohio
⁶Admitted to Virginia
⁷Admitted to District of Columbia

Kenneth Gross
2193 West Chester Pike
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of Kenneth Gross
Premises: 2193 West Chester Pike
Broomall, PA 19008
Case No.: 2023-03**

Dear Mr. Gross:

As you may be aware, I am Solicitor to the Marple Township Zoning Hearing Board.

At the regular meeting of the Board held on January 18, 2023, the Board granted your Application for a variance from Sections 300-19(A) and 300-20(A) of the Marple Township Zoning Ordinance permitting you to convert the 2nd and 3rd floor office space into apartments.

The Board's approval was subject to the following conditions:

1. That the Premises be developed in accordance with the Application submitted and the testimony and exhibits presented at the hearing;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees; and
3. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements.

Please Reply to Media Office Address

300 W. State Street, Suite 300 - P.O. Box 319 - Media, PA 19063
610-565-3700 - Fax: 610-565-1596 - www.eckellsparks.com

Additional Offices

113 E. Evans Street - Matlack Bldg., Suite D-1 - West Chester, PA 19380 - 610-431-4650

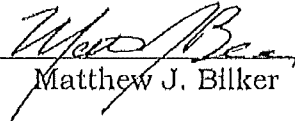
Ken Gross
January 19, 2023
Page 2

Enclosed is the Order executed by the Board.

If you are not satisfied with the conditions which have been imposed as part of the Board's approval, you have a right file an appeal in the Court of Common Pleas of Delaware County. The appeal must be filed within 30 days.

Very truly yours,

Eckell, Sparks, Levy, Auerbach, Monte,
Sloane, Matthews & Auslander, P.C.,

By: 
Matthew J. Bilker

MJB/cah
Enclosure

cc: Joseph Romano, Code Enforcement Officer
Larry Gentile, Township Manager
Joseph Patti, Chairperson

BEFORE THE MARPLE TOWNSHIP
ZONING HEARING BOARD

IN RE: APPLICATION OF
KEN GROSS

CASE NO. 2023-03

VARIANCE:
Section 300-19 Paragraph A;
Section 300-20 Paragraph A

PREMISES: 2193 West Chester Pike
Broomall, PA 19008

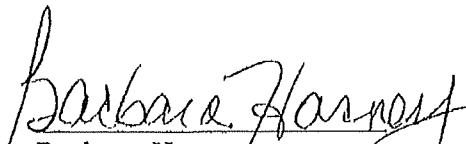
ORDER

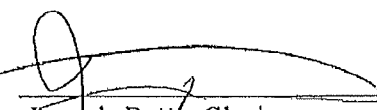
AND NOW, this 16th day of January, 2023, following a hearing held in this matter on January 18, 2023, it is **ORDERED** that the above Application for a variance from Sections 300-19(A) and 300-20(A) of the Marple Township Zoning Ordinance, to allow the petitioner to convert the 2nd and 3rd floor office space into apartments located at 2193 West Chester Pike, Broomall, Marple Township, Delaware County, Pennsylvania, is **GRANTED**. If granted, the approval is subject to the conditions and safeguards set forth in the attached Exhibit "A," incorporated herein by reference hereto.

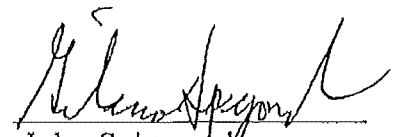
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being January 19, 2023.

MARPLE TOWNSHIP


ZONING HEARING BOARD


Barbara Harvey


Joseph Patli, Chairperson


Jules Spigonardo

A.J. Baker


Anthony Vecnercofski



Steve Reynolds

EXHIBIT "A"
TO
WRITTEN DECISION OF THE
MARPLE TOWNSHIP ZONING HEARING BOARD

Applicant: Kenneth Gross

Address: 2193 West Chester Pike, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: January 18, 2023

Date of Decision: January 18, 2023

Date of Notice to Applicant: January 19, 2023

CONDITIONS OF APPROVAL

The approval of Applicant's request is subject to the following conditions and safeguards:

1. That the Premises be developed in accordance with the Application submitted and the testimony and exhibits presented at the hearing;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees; and
3. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements.

END OF CONDITIONS