

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

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File No. 23974

January 20, 2022

ATTORNEYS AT LAW

MURRAY S. ECKELL+  
W. DONALD SPARKS\*  
DAVID E. AUERBACH  
JOSEPH L. MONTE, JR.\*  
JOSEPH E. LASTOWKA, JR.\*  
LEONARD A. SLOANE†  
GUY F. MATTHEWS‡  
SAM S. AUSLANDER\*  
STEPHEN J. POLAHA  
DAVID R. BLACK\*  
CRAIG B. HUFFMAN†  
PATRICK T. HENIGAN†  
JAY M. LEVIN†  
CATHERINE T. DUFFY  
KATHLEEN A. PIPERNO  
MICHAEL J. DAVEY†  
MATTHEW J. BILKER‡  
DANIEL R. COLEMAN  
CHRISTOPHER M. BROWN  
JONATHAN E. BECKER <sup>1,3,5,6,7</sup>  
MELANIE E. TUNAITIS  
VASILIKI GOULIABERIS

\*Emeritus (Ret.)  
†Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

‡E.L.M. Taxation  
§Admitted to New Jersey  
¶Admitted to New York  
\*Admitted to Maryland  
†Admitted to Ohio  
‡Admitted to Virginia  
§Admitted to District of Columbia

Mike Gillan  
121 S. Sproul Road  
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board  
Application of Mike Gillan  
Premises: 121 S. Sproul Road  
Broomall, PA 19008  
Case No.: 2022-02**

Dear Mr. Gillan:

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 19, 2022, the Board granted your Application for a variance from Section 300-20 of the Marple Township Zoning Ordinance permitting you to operate an office on the first floor of the building, and add a second floor to be used as a residence.<sup>1</sup>

The Board's approval of the variance needed under 300-21(A) 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;

<sup>1</sup> You withdrew the variance requested from Section 300-101(A) of the Marple Township Zoning Ordinance seeking to permit the installation of a 4'x5' non-illuminated sign at the premises, on the record.

Please Reply to Media Office Address

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Additional Offices

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

**BEFORE THE MARPLE TOWNSHIP  
ZONING HEARING BOARD**

**IN RE: APPLICATION OF  
MIKE GILLAN**

**CASE NO. 2022-02**

**VARIANCE:**

**Article IV, 300-20, Paragraph A  
Article XII, 300-101, Paragraphs A  
1&2**

**PREMISES:**

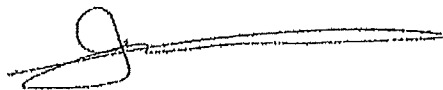
**121 S. Sproul Road  
Broomall, Marple Township, PA**

**ORDER**

AND NOW, this 19th day of January, 2022, following a hearing held in this matter on January 19, 2022, it is **ORDERED** that a variance from Section 300-20(A) of the Marple Township Zoning Ordinance permitting you to operate an office on the first floor of the building on the premises located at 121 S. Sproul Road, Broomall, Marple Township, Delaware County, Pennsylvania, and add a second floor to be used as a residence, is **GRANTED**,<sup>1</sup> 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 20, 2022.

**MARPLE TOWNSHIP  
ZONING HEARING BOARD**



Joseph Patti, Chairperson

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<sup>1</sup> The variance requested from Section 300-101(A) of the Marple Township Zoning Ordinance seeking to permit the installation of a 4'x5' non-illuminated sign at the premises was WITHDRAWN on the record by the Applicant.

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

**Applicant:** Mike Gillan

**Address:** 121 S. Sproul Road, Broomall, PA 19008 ("Property")

**Date of Hearing:** January 19, 2022

**Date of Decision:** January 19, 2022

**Date of Notice to Applicant:** January 20, 2022

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.
4. That no trucks or commercial vehicles will be parked on premises;
5. That no regular, walk-in business traffic will occur at the premises;
6. That the blacktop in the rear of the building of the premises be removed and replaced with appropriate landscaping, such as grass;
7. That the sheds located on the premises be removed.

END OF CONDITIONS



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

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E-Mail: [mbillker@eckellsparks.com](mailto:mbillker@eckellsparks.com)  
File No. 23974

January 20, 2022

Christine Murrin & Kaitlyn Sharkey  
203 Bramber Drive  
Broomall, PA 19008

ATTORNEYS AT LAW

**Re: Marple Township Zoning Hearing Board  
Application of Christine Murrin & Kaitlyn Sharkey  
Premises: 203 Bramber Drive  
Broomall, PA 19008  
Case No.: 2022-03**

MURRAY S. ECKELL<sup>+</sup>  
W. DONALD SPARKS<sup>+</sup>  
DAVID E. AUERBACH  
JOSEPH L. MONTE, JR.<sup>+</sup>  
JOSEPH E. LASTOWKA, JR.<sup>+</sup>  
LEONARD A. SLOANE<sup>+</sup>  
GUY F. MATTHEWS<sup>1,2</sup>  
SAMS. AUSLANDER<sup>+</sup>  
STEPHEN J. POLAHA  
DAVID R. BLACK<sup>+</sup>  
CRAIG B. HUFFMAN<sup>+</sup>  
PATRICK T. HENIGAN<sup>+</sup>  
JAY M. LEVIN<sup>+</sup>  
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MATTHEW J. BILKER<sup>+</sup>  
DANIEL R. COLEMAN  
CHRISTOPHER M. BROWN  
JONATHAN E. BECKER<sup>1,2,3,4,5,6,7</sup>  
MELANIE E. TUNAITIS  
VASILIKI GOULIABERIS

Dear Mr. Murrin & Ms. Sharkey:

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

At the regular meeting of the Board held on January 19, 2022, the Board approved your Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with pavers which would encroach 19' into the rear yard setback at the premises located at 203 Bramber Drive, Broomall, Marple Township, Delaware County, Pennsylvania located in the R-2 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

<sup>+</sup>Emeritus (Ret.)  
<sup>+</sup>Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

<sup>1</sup>LL.M. Taxation  
<sup>2</sup>Admitted to New Jersey  
<sup>3</sup>Admitted to New York  
<sup>4</sup>Admitted to Maryland  
<sup>5</sup>Admitted to Ohio  
<sup>6</sup>Admitted to Virginia  
<sup>7</sup>Admitted to District of Columbia

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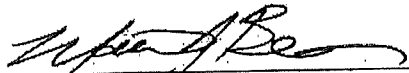
Christine Murrin & Kaitlyn Sharkey  
January 20, 2022  
Page 2

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  
CHRISTINE MURRIN &  
KAITLYN SHARKEY

CASE NO. 2022-03

VARIANCE:  
Section 300-20 Paragraph A

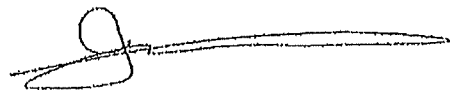
PREMISES: 203 Bramber Drive  
Broomall, PA 19008

ORDER

AND NOW, this 19th day of January, 2022, following a hearing held in this matter on January 19, 2022, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with pavers which would encroach 19' into the rear yard setback at the premises located at 203 Bramber Drive, Broomall, Marple Township, Delaware County, Pennsylvania, located in the R-2 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 20, 2022.

MARPLE TOWNSHIP  
ZONING HEARING BOARD



Joseph Patti, Chairperson

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

**Applicant:** Christine Murrin & Kaitlyn Sharkey  
**Address:** 203 Bramber Drive, Broomall, Pennsylvania 19008 ("Property")  
**Date of Hearing:** January 19, 2022  
**Date of Decision:** January 19, 2022  
**Date of Notice to Applicant:** January 20, 2022

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.

END OF CONDITIONS