



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

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File No. 23974

March 16, 2023

Anthony Giangiardano
3 Lakeview Place
Newtown Square, PA 19073

ATTORNEYS AT LAW

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MELANIE E. TUNAITIS
VASILIKI GOULIABERIS

**Re: Marple Township Zoning Hearing Board
Application of Anthony & Martha Giangiardano
Premises: 3 Lakeview Place
Newtown Square, PA 19073
Case No.: 2023-06**

Dear Ms. Giangiardano:

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

At the regular meeting of the Board held on March 15, 2023, the Board approved your client's Application for a variance from Article IV, Section 300-20 to relocate an existing shed and place it 5' off the side property line at the premises located at 3 Lakeview Place, Newtown Square, 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;
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.

**Emeritus (Ret.)*
**Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

¹LL.M. Taxation
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³Admitted to New York ⁴Admitted to Maryland ⁵Admitted to Ohio
⁶Admitted to Virginia
⁷Admitted to District of Columbia

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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
ANTHONY GIANGIORDANO

CASE NO. 2023-06

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 3 Lakeview Place
Newtown Square, PA
19073

ORDER

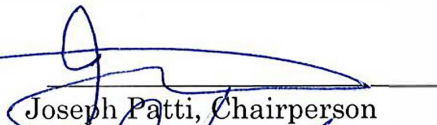
AND NOW, this 15th day of March, 2023, following a hearing held in this matter on March 15, 2023, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to relocate an existing shed on the property and place it 5' off the side property line at the premises located at 3 Lakeview Place, Newtown Square, 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 March 16, 2023.

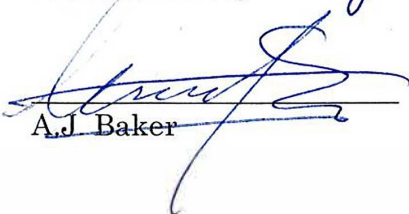
MARPLE TOWNSHIP

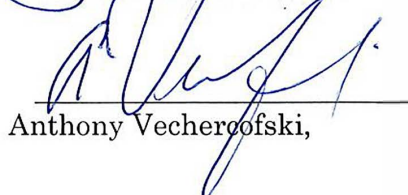
ZONING HEARING BOARD


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo


A.J. Baker


Anthony Vechemofski,


Steve Reynolds

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

Applicant: Anthony Giangiordano

Address: 3 Lakeview Place, Newtown Square, Pennsylvania 19008 ("Property")

Date of Hearing: March 15, 2023

Date of Decision: March 15, 2023

Date of Notice to Applicant: March 16, 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 Applicant obtain a survey for the property within a reasonable time; and
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