

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

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

March 17, 2022

Pacifico Auto Group
c/o Michael Pacifico
3015 West Chester Pike
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL⁺
W. DONALD SPARKS^{*}
DAVID E. AUERBACH
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MELANIE E. TUNAITIS
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⁺*Emeritus (Ret.)*
^{*}*Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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

Re: Marple Township Zoning Hearing Board
Applicant: Pacifico Auto Group c/o Michael Pacifico
Premises: 2701 West Chester Pike, Broomall, PA
19008
Case No.: 2022-05

Dear Mr. Pacifico:

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

At the regular meeting of the Board held on March 16, 2022, the Board approved your Application for a variance from (i.) Section 300-26(A) to permit an Automobile Dealership to use the existing non-confirming vacant bank on site; (ii.) Section 300-26(B) to go over the maximum impervious coverage; and (iii.) Section 300-81 to allow relief with reference to interior landscaping to allow parking areas at the premises located at 2701 West Chester Pike, 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;

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

March 17, 2022

Page 2

2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees;

3. That the Applicant install 6-foot-high fencing along the northern property line, with shrubbery, similar to arborvitaes, six feet or taller in height;

4. That the Applicant plant trees (not species specific) along the Malin Road Curb Line of the property, with one tree planted for every 20 feet; and

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

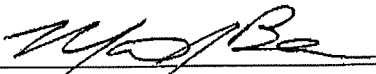
Enclosed is the Order executed by the Board.

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
PACIFICO AUTO GROUP
c/o Michael Pacifico

CASE NO. 2022-05

VARIANCE:
Article IV, 300-26, Paragraph A
Article IV, 300-26, Paragraph B
Article XI, 300-81

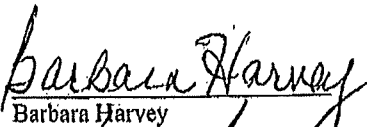
PREMISES:
2701 West Chester Pike
Broomall, Marple Township, PA 19008

ORDER

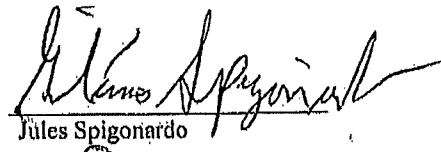
AND NOW, this 16th day of March, 2022, following a hearing held in this matter on March 16, 2022, it is **ORDERED** that the above Application for a variance from Section 300-26 and Section 300-81, of the Marple Township Zoning Ordinance, to allow the petitioner to use the existing non-conforming vacant bank on site as an Automobile Dealership; allow petitioner to go over the maximum impervious coverage and relief with reference to interior landscaping to allow parking areas at the premises located at 2701 West Chester Pike, Broomall, Marple Township, Delaware County, Pennsylvania, is **GRANTED**. The approval is subject to the conditions and safeguards set forth in the attached Exhibit "A," incorporated herein by reference hereto.

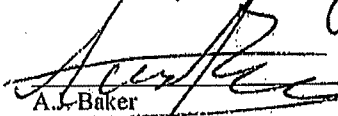
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being March 17, 2022.

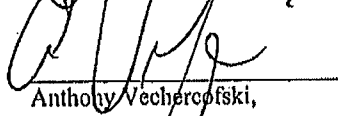
MARPLE TOWNSHIP
ZONING HEARING BOARD


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo


A.J. Baker


Anthony Vecercofski,

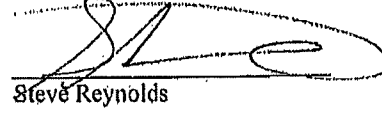

Steve Reynolds

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

Applicant: Pacifico Auto Group c/o Michael Pacifico
Address: 3015 West Chester Pike, Broomall, PA 19008 ("Property")
Date of Hearing: March 16, 2022
Date of Decision: March 16, 2022
Date of Notice to Applicant: March 17, 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 Applicant install 6-foot-high fencing along the northern property line, with shrubbery, similar to arborvitae, six feet or taller in height;
4. That the Applicant plant trees (not species specific) along the Malin Road Curb Line of the property, with one tree planted for every 20 feet; and
5. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements.



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

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March 17, 2022

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⁶Admitted to Virginia
⁷Admitted to District of Columbia

Anna Panosian & Eric D'Alessandro
400 Portland Avenue
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of Anna Panosian & Eric D'Alessandro
Premises: 400 Portland Avenue, Broomall, PA 19008
Case No.: 2022-04**

Dear Ms. Panosian & Mr. D'Alessandro:

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

At the regular meeting of the Board held on March 16, 2022, the Board approved your Application for a variance from Section 300-20(A) to permit a 6' privacy fence to be installed within the front yard setback along Red Hill Drive at the premises located at 400 Portland Avenue, Broomall, Marple Township, Delaware County, Pennsylvania.¹

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;

¹ The amount you intrude into the setback must be consistent with the testimony and evidence provided at the hearing.

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Anna Panosian & Eric D'Alessandro
March 17, 2022
Page 2

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.


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
ANNA PANOSIAN & ERIC
D'ALESSANDRO

CASE NO. 2022-04

VARIANCE:
Section 300-20 Paragraph A

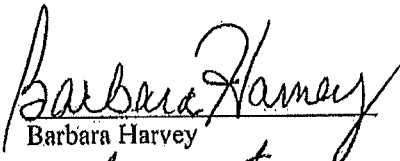
PREMISES: 400 Portland Drive
Broomall, PA 19008

ORDER

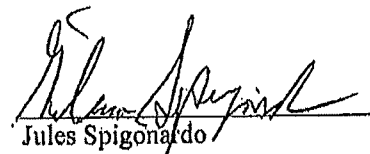
AND NOW, this 16th day of March, 2022, following a hearing held in this matter on March 16, 2022, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the installation of a 6' privacy fence within the front yard setback along Red Hill Drive at the premises located 327 400 Portland Drive, 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.

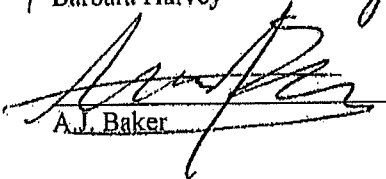
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being March 17, 2022.

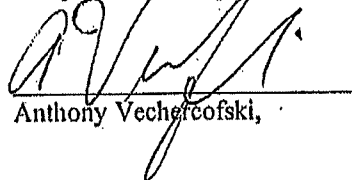
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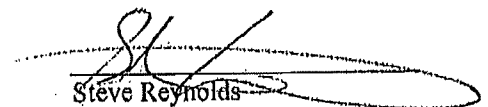

Steve Reynolds

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

Applicant: Anna Panosian and Eric D'Alessandro
Address: 400 Portland Drive, Broomall, PA 19008 ("Property")
Date of Hearing: March 16, 2022
Date of Decision: March 16, 2022
Date of Notice to Applicant: March 17, 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.

END OF CONDITIONS