

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

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

April 21, 2022

Thomas A. Jones
2 Greystone Circle
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS*
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.*¹
JOSEPH E. LASTOWKA, JR.*
LEONARD A. SLOANE²
GUY F. MATTHEWS^{1,3}
SAM S. AUSLANDER*
STEPHEN J. POLAHA
DAVID R. BLACK*
CRAIG B. HUFFMAN²
PATRICK T. HENIGAN²
JAY M. LEVIN²
CATHERINE T. DUFFY
KATHLEEN A. PIPERNO
MICHAEL J. DAVEY²
MATTHEW J. BILKER²
DANIEL R. COLEMAN
CHRISTOPHER M. BROWN
JONATHAN E. BECKER^{1,4,5,6,7}
MELANIE E. TUNAITIS
VASILIKI COULIABERIS

**Re: Marple Township Zoning Hearing Board
Application of Thomas A. Jones
Premises: 2 Greystone Circle
Broomall, PA 19008
Case No.: 2022-06**

Dear Mr. Jones:

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

At the regular meeting of the Board held on April 20, 2022, the Board approved your Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 2 Greystone Circle, 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

*Emeritus (Ret.)
*Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

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

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Additional Offices

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Thomas A. Jones
April 21, 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
THOMAS A. JONES

CASE NO. 2022-06

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 2 Greystone Circle
Broomall, PA 19008

ORDER

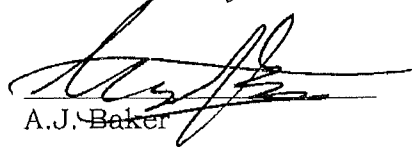
AND NOW, this 20th day of April, 2022, following a hearing held in this matter on April 20, 2022, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 2 Greystone Circle, 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 April 21, 2022.


MARPLE TOWNSHIP

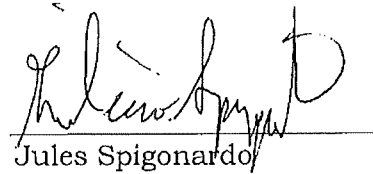
ZONING HEARING BOARD

Barbara Harvey


A.J. Baker


Joseph Patti, Chairperson


Anthony Vehercofski,


Jules Spigonardo



Steve Reynolds

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

Applicant: Thomas A. Jones

Address: 2 Greystone Circle, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: April 20, 2022

Date of Decision: April 20, 2022

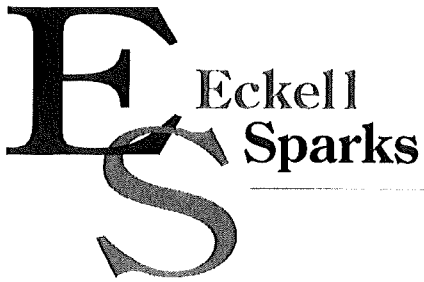
Date of Notice to Applicant: April 21, 2022

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



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

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

April 21, 2022

Dennis Dunn
309 Candlewood Drive
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS*
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.*¹
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*Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

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⁶Admitted to Virginia

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**Re: Marple Township Zoning Hearing Board
Application of Dennis Dunn
Premises: 309 Candlewood Drive
Broomall, PA 19008
Case No.: 2022-07**

Dear Mr. Dunn:

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

At the regular meeting of the Board held on April 20, 2022, the Board approved your Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 2 Greystone Circle, 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. The existing shed structure is permitted to remain on the premises as long as the referenced concrete pad is removed;

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Dennis Dunn
April 21, 2022
Page 2

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

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
DENNIS DUNN

CASE NO. 2022-07

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 309 Candlewood Drive
Broomall, PA 19008

ORDER

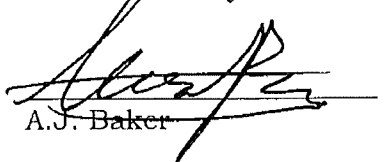
AND NOW, this 20th day of April, 2022, following a hearing held in this matter on April 20, 2022, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 309 Candlewood 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 April 21, 2022.

MARPLE TOWNSHIP

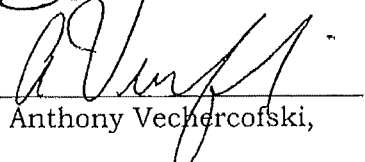
ZONING HEARING BOARD

Barbara Harvey



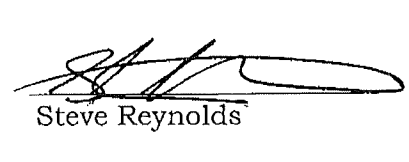
A.J. Baker

Joseph Patti, Chairperson



Anthony Vehercofski,

Jules Spigonardo



Steve Reynolds

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

Applicant: Dennis Dunn

Address: 309 Candlewood Drive, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: April 20, 2022

Date of Decision: April 20, 2022

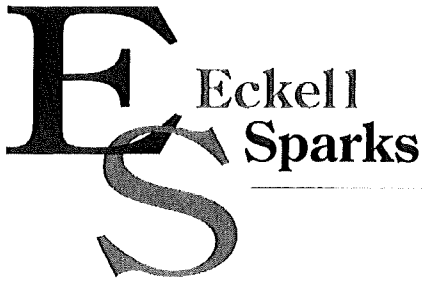
Date of Notice to Applicant: April 21, 2022

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. 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

April 21, 2022

Dennis Dunn
309 Candlewood Drive
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS*
DAVID E. AUERBACH
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CHRISTOPHER M. BROWN
JONATHAN E. BECKER^{1,4,5,6,7}
MELANIE E. TUNAITIS
VASILIKI GOULIABERIS

**Re: Marple Township Zoning Hearing Board
Application of Dennis Dunn
Premises: 309 Candlewood Drive
Broomall, PA 19008
Case No.: 2022-07**

Dear Mr. Dunn:

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

At the regular meeting of the Board held on April 20, 2022, the Board approved your Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with decking which will be over the maximum impervious coverage at the premises located at 2 Greystone Circle, 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. The existing shed structure is permitted to remain on the premises as long as the referenced concrete pad is removed;

⁺*Emeritus (Ret.)*
^{*}*Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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Dennis Dunn
April 21, 2022
Page 2

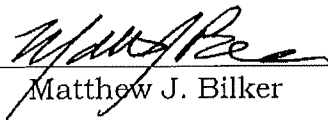
4. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements; and

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
DENNIS DUNN

CASE NO. 2022-07

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 309 Candlewood Drive
Broomall, PA 19008

ORDER

AND NOW, this 20th day of April, 2022, following a hearing held in this matter on April 20, 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 decking which will be over the maximum impervious coverage at the premises located at 309 Candlewood 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 April 21, 2022.

MARPLE TOWNSHIP

ZONING HEARING BOARD

Barbara Harvey

A.J. Baker

Joseph Patti, Chairperson

Anthony Vechercofski,

Jules Spigonardo

Steve Reynolds

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

Applicant: Dennis Dunn

Address: 309 Candlewood Drive, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: April 20, 2022

Date of Decision: April 20, 2022

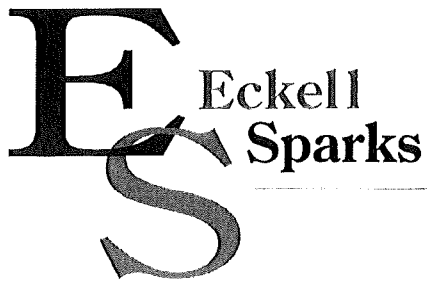
Date of Notice to Applicant: April 21, 2022

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. 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

April 21, 2022

Elaine & Leonard DeStefano
2 Lakeview Place
Newtown Square, PA 19073

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS*
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.*¹
JOSEPH E. LASTOWKA, JR.*
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¹*Emeritus (Ret.)*
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**Re: Marple Township Zoning Hearing Board
Application of Elaine & Leonard DeStefano
Premises: 2 Lakeview Pl., Newtown Square, PA 19008
Case No.: 2022-10**

Dear Mr. & Mrs. DeStefano:

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

At the regular meeting of the Board held on April 20, 2022, the Board approved your Application for a variance from Article IV Section 300-20(A) to permit a two story, two car detached garage which will be over the impervious coverage, over the accessory structure limit and exceed the height limitation on your property located at 2 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.

Enclosed is the Order executed by the Board.

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April 21, 2022

Page 2

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 ELAINE AND
LEONARD DeSTEFANO

CASE NO. 2022-10

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 2 Lakeview Place
Newtown Square, PA 19073

ORDER

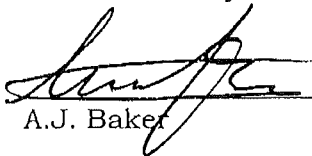
AND NOW, this 20th day of April, 2022, following a hearing held in this matter on April 20, 2022, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the construction of a two story, two car detached garage which will be over the impervious coverage, over the accessory structure limit and exceed the height limitation at the premises located at 2 Lakeview Place, Newtown Square, 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 April 21, 2022.

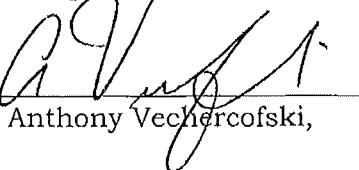
MARPLE TOWNSHIP

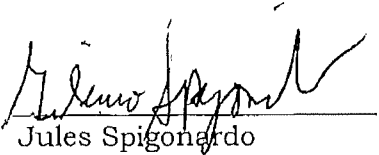
ZONING HEARING BOARD

Barbara Harvey


A.J. Baker


Joseph Patti, Chairperson


Anthony Vehercofski,


Jules Spigonardo


Steve Reynolds

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

Applicant: Elaine and Leonard DeStefano

Address: 2 Lakeview Place Newtown Square, Pennsylvania 19008 ("Property")

Date of Hearing: April 20, 2022

Date of Decision: April 20, 2022

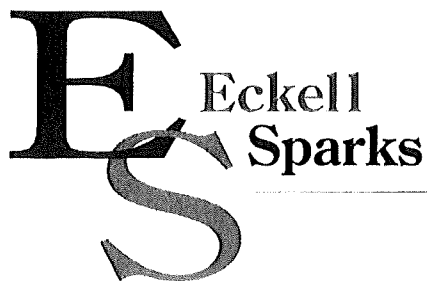
Date of Notice to Applicant: April 21, 2022

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



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

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File No. 23974

April 21, 2022

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LEONARD A. SLOANE?2
GUY F. MATTHEWS*3
SAM S. AUSLANDER*
STEPHEN J. POLAHA
DAVID R. BLACK*
CRAIG B. HUFFMAN?2
PATRICK T. HENIGAN?2
JAY M. LEVIN?2
CATHERINE T. DUFFY
KATHLEEN A. PIPEPNO
MICHAEL J. DAVEY?2
MATTHEW J. BILKER?2
DANIEL R. COLEMAN
CHRISTOPHER M. BROWN
JONATHAN E. BECKER 1,4,5,6,7
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VASILIKI GOULIABERIS

⁺*Emeritus (Ret.)*

^{*}*Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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⁷Admitted to District of Columbia

Maureen Bradley
8 Franklin Getz Drive
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of Maureen Bradley
Premises: 8 Franklin Getz Drive, Broomall, PA 19008
Case No.: 2022-08**

Dear Ms. Bradley:

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

At the regular meeting of the Board held on April 20, 2022, the Board approved your Application for a variance from Section 300-20(A) to permit a 6' privacy fence to be installed which will encroach into the front yard setback and rest at the right of way line at the premises located at 8 Franklin Getz Drive, 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.

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

Maureen Bradley
April 21, 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
MAUREEN BRADLEY

CASE NO. 2022-08

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 8 Franklin Getz Drive
Broomall, PA 19008

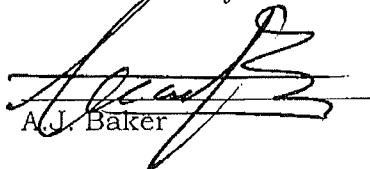
ORDER

AND NOW, this 20th day of April, 2022, following a hearing held in this matter on April 20, 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 which will encroach into the front yard setback and rest at the right of way line at the premises located 8 Franklin Getz 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 April 21, 2022.

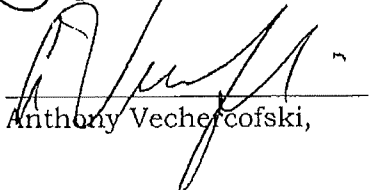
MARPLE TOWNSHIP
ZONING HEARING BOARD

Barbara Harvey



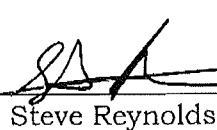
A.J. Baker

Joseph Patti, Chairperson



Anthony Vechevcofski,

Jules Spigonardo



Steve Reynolds

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

Applicant: Maureen Bradley
Address: 8 Franklin Getz Drive, Broomall, PA 19008 ("Property")
Date of Hearing: April 20, 2022
Date of Decision: April 20, 2022
Date of Notice to Applicant: April 21, 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