

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

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File No. 23974-

May 18, 2023

ATTORNEYS AT LAW

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Ernest Spiros Angelos, Esquire
Raffaele Puppio
19 W. Third Street
Media, PA 19063

Re: **Marple Township Zoning Hearing Board**
Applicant: **Bill Logan c/o Yeadon Properties, LLC**
Premises: **2001 Sproul Road, Broomall, PA 19008**
Case No.: **2023-07**

Dear Mr. Angelos:

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 Application for a special exception for (i) a special exception from Section 300-121(B) to allow for an enlargement of the existing, legal non-conforming use by 25% , (ii) a variance from Section 300-121(B)(4) to enlarge the existing legal, non-confirming use by more than 25% in size, and (iii) a variance from Section 300-20A, to allow the petitioner to add two additions on the property which will increase the existing impervious coverage of 37.7% to 42.3%, which is beyond the maximum impervious coverage allowed under the Ordinance at the premises located at 2001 S. 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;

Please Reply to Media Office Address

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Whitson's Offices

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

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

3. That the premises are only available for events directly related to funeral services;

4. That, during services where the Applicant should reasonably expect high attendance, an employee or agent of the Applicant be stationed to direct traffic and parking away from Paxon Hollow Road;

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

**BEFORE THE MARPLE TOWNSHIP
ZONING HEARING BOARD**

**IN RE: APPLICATION OF
BILL LOGAN
YEADON PROPERTIES, LLC**

CASE NO. 2023-07

**SPECIAL EXCEPTION and
VARIANCE:
Article XV, 300-121, Paragraph B & B.4
Article IV, 300-20**

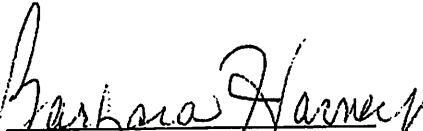
**PREMISES:
Logan-Videon Funeral Home
2001 S. Sproul Road
Broomall, Marple Township, PA 19008**


ORDER

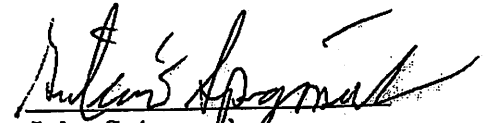
AND NOW, this 17th day of May, 2023, following a hearing held in this matter on May 17, 2023, it is **ORDERED** that the above Application for (i) a special exception from Section 300-121(B) to allow for an enlargement of the existing, legal non-conforming use by 25% , (ii) a variance from Section 300-121(B)(4) to enlarge the existing legal, non-confirming use by more than 25% in size, and (iii) a variance from Section 300-20A, to allow the petitioner to add two additions on the property which will increase the existing impervious coverage of 37.7% to 42.3%, which is beyond the maximum impervious coverage allowed under the Ordinance at the premises located at 2001 S. Sproul Road, 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.

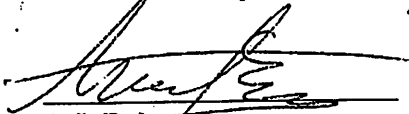
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being May __, 2023.

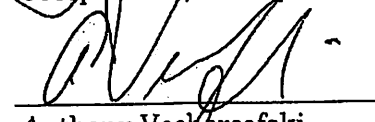
**MARPLE TOWNSHIP
ZONING HEARING BOARD**


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo


A.J. Baker


Anthony Veckercofski

Steve Reynolds

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

Applicant: Bill Logan, Yeadon Properties, LLC
Address: 2001 S. Sproul Road, Broomall, PA 19008 ("Property")
Date of Hearing: May 17, 2023
Date of Decision: May 17, 2023
Date of Notice to Applicant: May 18, 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 premises are only available for events directly related to funeral services;
4. That, during services where the Applicant should reasonably expect high attendance, an employee or agent of the Applicant be stationed to direct traffic and parking away from Paxon Hollow Road;
5. 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