

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

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

July 20, 2023

ATTORNEYS AT LAW

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NICHOLAS D. VADINO, JR. 1961-1977

¹¹U.S. Taxation
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³Admitted to New York; Admitted to
Maryland; Admitted to Ohio
⁴Admitted to Virginia
⁵Admitted to District of Columbia

Amer Dababneh
256 Warren Boulevard
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of Amer Dababneh
Premises: 256 Warren Boulevard, Broomall, PA 19008
Case No.: 2023-09**

Dear Mr. Dababneh:

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

At the regular meeting of the Board held on July 19, 2023, 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 along the property line facing Westbourne Avenue at the premises located at 256 Warren Boulevard, 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 on June 21, 2023;

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

Please Reply to Mailing 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

Amer Dababneh
June 22, 2023
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
AMER DABABNEH**

CASE NO. 2023-09

**VARIANCE:
Section 300-20 Paragraph A**

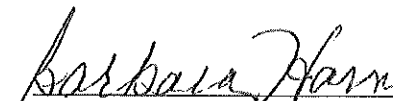
**PREMISES: 256 Warren Boulevard
Broomall, PA 19008**

ORDER

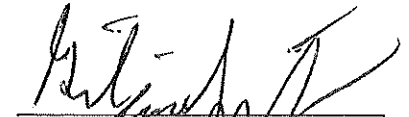
AND NOW, this 19th day of July 2023, following a hearing held in this matter on June 21, 2023, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the installation of a 6' privacy fence which will encroach into the front yard setback and run along the property line facing Westbourne Avenue at the premises located 256 Warren Boulevard, 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 June 22, 2023.

**MARPLE TOWNSHIP
ZONING HEARING BOARD**


Barbara Harvey


Joseph Patti, Chairperson


Giuliano Spignardo


A.J. Baisler

Anthony Vechercofski

Steve Reynolds

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

Applicant: Amer Dababneh

Address: 256 Warren Boulevard, Broomall, PA 19008 ("Property")

Date of Hearing: June 21, 2023

Date of Decision: July 19, 2023

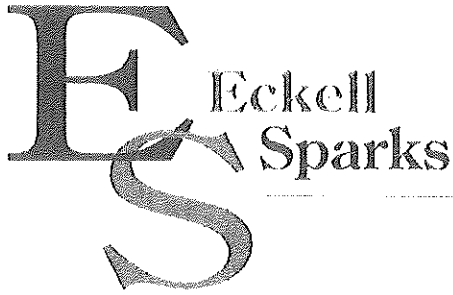
Date of Notice to Applicant: July 20, 2023

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; 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



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

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July 20, 2023

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Maryland; Admitted to Ohio
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Richard Lucas
520 Lawrence Road
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of Richard Lucas
Premises: 2031 Sproul Road, Broomall, PA 19008
Case No.: 2023-10**

Dear Mr. Lucas:

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

At the regular meeting of the Board held on July 19, 2023, the Board approved your Application for a variance from Section 300-111(A) to permit a 6' privacy fence to be installed within the front yard setback along the right of way line at the premises located at 2031 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;
2. That the Applicant apply for and obtain all State and local permits and approvals and pay all required fees; and

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Richard Lucas
July 20, 2023
Page 2

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
RICHARD LUCAS**

CASE NO. 2023-10

**VARIANCE:
Section 300-111 Paragraph A**

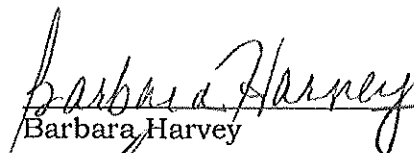
**PREMISES: 2031 Sproul Road
Broomall, PA 19008**

ORDER

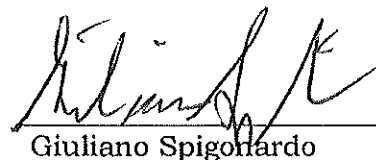
AND NOW, this 19th day of July, 2023, following a hearing held in this matter on July 19, 2023, it is **ORDERED** that the above Application for a variance from Section 300-111(A) to permit the installation of a 6' privacy fence within the front yard setback along the right of way line at the premises located 2031 Sproul Road, 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.

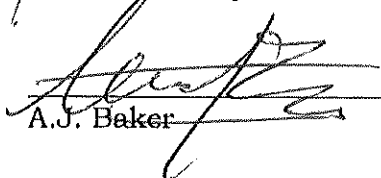
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being July 20, 2023.

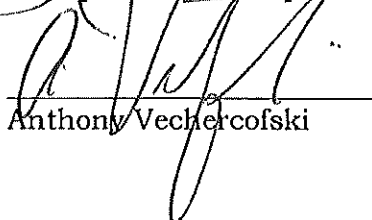
**MARPLE TOWNSHIP
ZONING HEARING BOARD**


Barbara Harvey


Joseph Patti, Chairperson


Giuliano Spigonardo


A.J. Baker


Anthony Vecchercovski

Steve Reynolds

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

Applicant: Richard Lucas

Address: 2031 Sproul Road, Broomall, PA 19008 ("Property")

Date of Hearing: July 19, 2023

Date of Decision: July 19, 2023

Date of Notice to Applicant: July 20, 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; 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