

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

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E-Mail: [mbilker@eckellsparks.com](mailto:mbilker@eckellsparks.com)  
File No. 23974

July 21, 2022

Michael Markoch  
2 Grove Lane  
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL+  
W. DONALD SPARKS\*  
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JOSEPH L. MONTE, JR.<sup>#1</sup>  
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LEONARD A. SLOANE<sup>2</sup>  
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DAVID R. BLACK\*  
CRAIG B. HUFFMAN<sup>2</sup>  
PATRICK T. HENIGAN<sup>2</sup>  
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MICHAEL J. DAVEY<sup>2</sup>  
MATTHEW J. BILKER<sup>2</sup>  
DANIEL R. COLEMAN  
CHRISTOPHER M. BROWN  
JONATHAN E. BECKER<sup>1,4,3,6,7</sup>  
MELANIE E. TUNAITIS  
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\*Emeritus (Ret.)  
\*Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

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

**Re: Marple Township Zoning Hearing Board  
Application of Michael Markoch  
Premises: 2 Grove Lane, Broomall, PA 19008  
Case No.: 2022-14**

Dear Mr. Markoch:

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

At the regular meeting of the Board held on July 20, 2022, the Board approved your Application for a variance from Article IV Section 300-20(A) to permit the addition of a garage which will encroach 14 feet into the rear yard setback on your property located at 2 Grove Lane, 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;
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
4. That there will be no alterations to the apron of the driveway.

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](http://www.eckellsparks.com)

Additional Offices

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

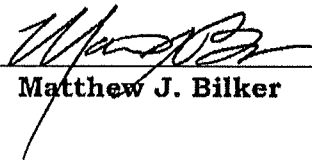
July 21, 2022  
Page 2

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 MICHAEL  
MARKOCH**

**CASE NO. 2022-14**

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

**PREMISES: 2 Grove Lane  
Broomall, PA 19008**

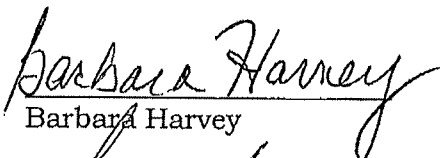
**ORDER**

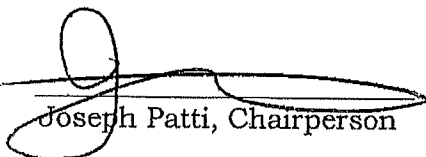
AND NOW, this 20<sup>th</sup> day of July, 2022, following a hearing held in this matter on July 20, 2022, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit an attached garage which will encroach 14 feet into the rear yard setback leaving 11 ft. to the property line at the premises located at 2 Grove Lane, 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.

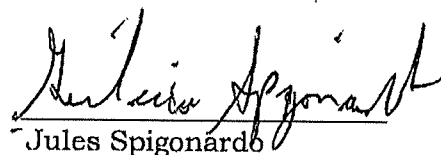
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being July 21, 2022.

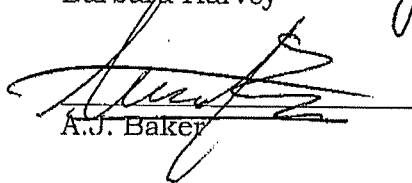
**MARPLE TOWNSHIP**

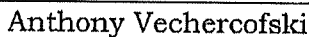
**ZONING HEARING BOARD**

  
Barbara Harvey

  
Joseph Patti, Chairperson

  
Jules Spigonardo

  
A.J. Baker

  
Anthony Vechercofski

  
Steve Reynolds

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

**Applicant:** Michael Markoch

**Address:** 2 Grove Lane, Broomall, Pennsylvania 19008 ("Property")

**Date of Hearing:** July 20, 2022

**Date of Decision:** July 20, 2022

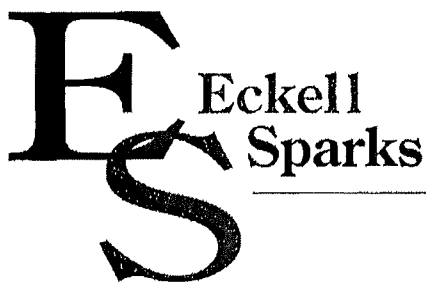
**Date of Notice to Applicant:** July 21, 2022

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; and
4. That there will be no alterations to the apron of the driveway.

END OF CONDITIONS



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

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July 21, 2022

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JONATHAN E. BECKER <sup>1,4,5,6,7</sup>  
MELANIE E. TUNAITIS  
VASILIKI GOULIABERIS

Spiros Koulas  
7 Martins Run  
Media, PA 19063

**Re: Marple Township Zoning Hearing Board  
Application of Spiros Koulas  
Premises: 7 Martins Run, Media, PA 19063  
Case No.: 2022-15**

Dear Mr. Koulas:

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

At the regular meeting of the Board held on July 20, 2022, the Board approved your Application for variances from Sections 300-20(A) and Section 300-106 to allow the installation of 1,123 sq. ft. of ground solar panels within his secondary front yard at the premises located at 7 Martins Run, Media, Marple Township, Delaware County, Pennsylvania.<sup>1</sup>

\*Emeritus (Ret.)  
\*Of Counsel

NICHOLAS D. VADINO, JR. 1961-1977

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

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;

<sup>1</sup> The Applicant has been granted a variance which will allow the solar panels, under the circumstances, to constitute an accessory use/structure, and a second variance from the maximum accessory structure coverage ordinance (percent of lot area).

Please Reply to Media Office Address

300 W. State Street, Suite 300 • P.O. Box 319 • Media, PA 19063  
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Spiros Koulas  
July 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  
SPIROS KOULAS

CASE NO. 2022-15

VARIANCE:

Section 300-20 Paragraph A  
Section 300-106

PREMISES: 7 Martins Run  
Media, PA 19063

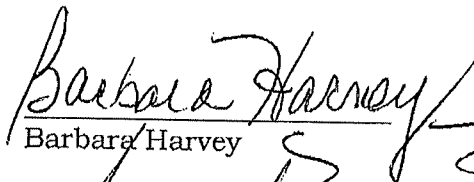
ORDER

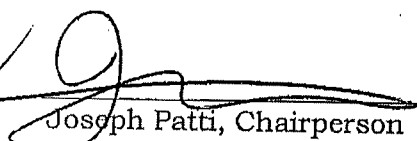
AND NOW, this 20<sup>th</sup> day of July, 2022, following a hearing held in this matter on July 20, 2022, it is **ORDERED** that the above Application for variances from Sections 300-20(A) and Section 300-106 to allow the installation of 1,123 sq. ft. of ground solar panels within his secondary front yard at the premises located at 7 Martins Run, Media, Marple Township, Delaware County, Pennsylvania, located in the R-B Residential 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.

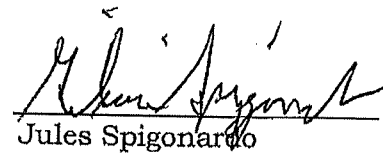
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being July 21, 2022.

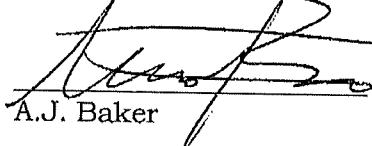
MARPLE TOWNSHIP

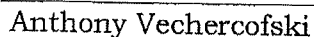
ZONING HEARING BOARD

  
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Jules Spigonardo

  
A.J. Baker

  
Anthony Vechercofski

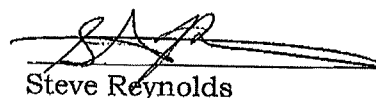
  
Steve Reynolds

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

**Applicant:** Spiros Koulas

**Address:** 7 Martins Run, Media, Pennsylvania 19063 ("Property")

**Date of Hearing:** July 20, 2022

**Date of Decision:** July 20, 2022

**Date of Notice to Applicant:** July 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