

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

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File No. 23974

August 17, 2023

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James & Michele Bertoldi, Jr.
2155 Mary Lane
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of James & Michele Bertoldi, Jr.
Premises: 2155 Mary Lane, Broomall, PA 19008
Case No.: 2023-11**

Dear Mr. & Mrs. Bertoldi:

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

At the regular meeting of the Board held on August 16, 2023, the Board approved your Application for a variance from Section 300-20(A) to permit a 26 sq. ft. x 24 sq. ft. free standing patio which will increase the impervious coverage to 36% (the maximum impervious coverage in R-1 is 30%) at the premises located at 2155 Mary 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; and

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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
JAMES & MICHELE
BERTOLDI, JR.

CASE NO. 2023-11

VARIANCE:
Article IV Section 300-20 Paragraph A

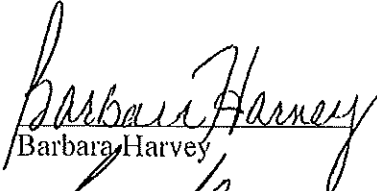

PREMISES: 2155 Mary Lane
Broomall, PA 19008

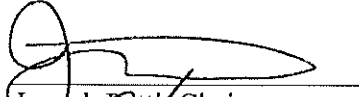
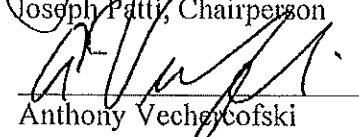
ORDER

AND NOW, this 16th day of August, 2023, following a hearing held in this matter on August 16, 2023, it is **ORDERED** that the above Application for a variance from Article IV Section 300-20(A) to permit the installation of a 26 sq. ft. x 24 sq. ft. patio be installed which will increase the impervious coverage to 36% (the maximum impervious coverage in R-1 is 30%) located at 2155 Mary Lane, 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 August 17, 2023.

MARPLE TOWNSHIP
ZONING HEARING BOARD


Barbara Harvey

A.J. Baker


Joseph Patti, Chairperson

Anthony Vechevofski

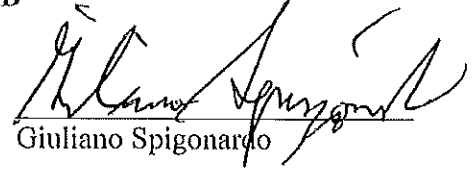
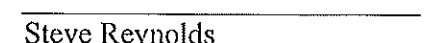

Giuliano Spigonardo

Steve Reynolds

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

Applicant: James & Michele Bertoldi, Jr.
Address: 2155 Mary Lane, Broomall, PA 19008 ("Property")
Date of Hearing: August 16, 2023
Date of Decision: August 16, 2023
Date of Notice to Applicant: August 17, 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