

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

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

October 19, 2023

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS+
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.+
JOSEPH E. LASTOWKA, JR.*
LEONARD A. SLOANE²
GUY F. MATTHEWS^{3,4}
SAMS. AUSLANDER⁴
DAVID R. BLACK⁴
CRAIG B. HUFFMAN²
PATRICK T. HENIGAN²
JAY M. LEVIN²
CATHERINE T. DUFFY
KATHLEEN A. PIPERNO²
MICHAEL J. DAVEY²
MATTHEW J. BILKER²
DANIEL R. COLEMAN
JONATHAN E. BECKER ^{1,3,5,7}
MELANIE E. TUNAITIS
VASILIKI GOULIABERIS

+ *Emeritus (Ret.)*
* *Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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

Janira Marantidis & Sarah Shore
122 Deerfield Road
Broomall, PA 19008

**Re: Marple Township Zoning Hearing Board
Application of Janira Marantidis & Sarah Shore
Premises: 2725 West Chester Pike
Broomall, PA 19008
Case No.: 2023-16**

Dear Ms. Marantidis & Ms. Shore:

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

At the regular meeting of the Board held on October 19, 2023, the Board approved your Application for a special exception from Sections 300-20(A) and 300-101(A) to permit the opening of a Holistic Wellness facility with a 20'x72' sign on the front of the facility at the premises located at 2725 West Chester Pike, 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;

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October 19, 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;

4. That the proposed conditions enumerated in the Applicant's submissions, which were testified to and formally admitted into the record on October 18m, 2023, be met to the satisfaction of the Township.

A formal Order of the Board will follow.

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
JANIRA MARANTIDIS &
SARAH SHORE**

CASE NO. 2023-16

**SPECIAL EXCEPTION:
Section 300-20(A);
Section 300-101(A)**

**PREMISES: 2725 West Chester Pike
Broomall, PA 19008**

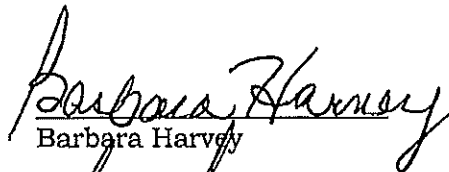
ORDER

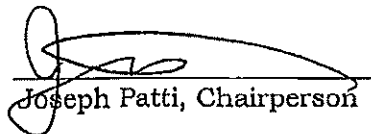
AND NOW, this 18th day of October, 2023, following a hearing held in this matter on October 18, 2023, it is **ORDERED** that the above Application for a special exception from Sections 300-20(A) and 300-101(A) to permit the opening of a Holistic Wellness facility with a 20'x72' sign on the front of the facility at the premises located at 2725 West Chester Pike, Broomall, Marple Township, Delaware County, Pennsylvania, is **GRANTED**.

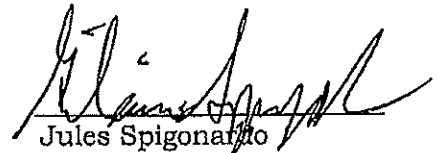
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being October 19, 2023.

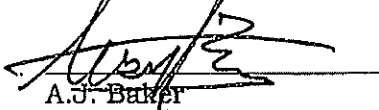
MARPLE TOWNSHIP

ZONING HEARING BOARD


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo


A.J. Baker


Anthony Vechercofski

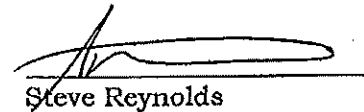

Steve Reynolds

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

Applicants: Janira Marantidis & Sarah Shore
Address: 2725 West Chester Pike, Broomall, Pennsylvania 19008 ("Property")
Date of Hearing: October 18, 2023
Date of Decision: October 18, 2023
Date of Notice to Applicant: October 19, 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 use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements;
4. That the proposed conditions enumerated in the Applicant's submissions, which were testified to and formally admitted into the record on April 20, 2023, be met to the satisfaction of the Township.

END OF CONDITIONS



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

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

October 19, 2023

Steve DiBlasi
228 Harvest Lane
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAYS, ECKELL+
W. DONALD SPARKS+
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.+
JOSEPH E. LASTOWKA, JR.*
LEONARD A. SLOANE?
GUY F. MATTHEWS^{1,2}
SAM S. AUSLANDER*
DAVID R. BLACK*
CRAIG B. HUFFMAN?
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JAY M. LEVIN?
CATHRINE T. DUFFY
KATHLEEN A. PIPERNO?
MICHAEL J. DAVEY?
MATTHEW J. BILKER?
DANIEL R. COLEMAN
JONATHAN E. BECKER ^{1,2,3,4,5,6,7}
MILANIE E. TONAITIS
VASILIKI GOULIABERIS

**Re: Marple Township Zoning Hearing Board
Application of Steve DiBlasi
Premises: 228 Harvest Lane
Broomall, PA 19008
Case No.: 2023-15**

Dear Mr. DiBlasi:

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

At the regular meeting of the Board held on October 18, 2023, the Board approved your Application for a variances from 300-20(A) and 300-109(A) to permit the installation of an in-ground pool with decking which will encroach 22' into the rear yard setback which will leave 3' to the property line at the premises located at 228 Harvest Lane, Broomall, Marple Township, Delaware County, Pennsylvania located in the R-1 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;

+ *Eminent (Ret.)*
* *Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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Steve DiBlasi
October 19, 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; 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
STEVE DiBLASI

CASE NO. 2023-05

VARIANCE:
Section 300-20 Paragraph A;
Section 300-109 Paragraph A

PREMISES: 228 Harvest Lane
Broomall, PA 19008


ORDER

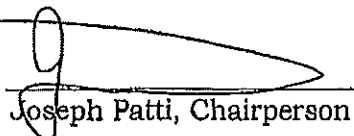
AND NOW, this 16th day of October, 2023, following a hearing held in this matter on October 18, 2023, it is **ORDERED** that the above Application for a variance from Sections 300-20(A) and 300-109(A) to permit the installation of an in-ground pool with decking which will encroach 22' into the rear yard setback which will leave 3' to the property line at the premises located at 228 Harvest Lane, Broomall, Marple Township, Delaware County, Pennsylvania, located in the R-1 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.

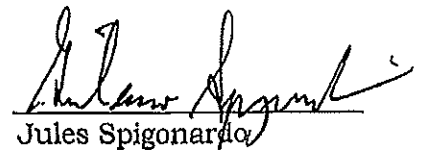
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being October 19, 2023.

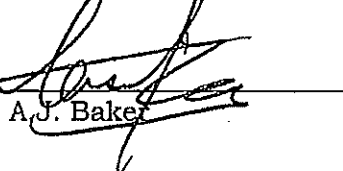
MARPLE TOWNSHIP

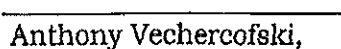
ZONING HEARING BOARD


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: Steve DiBlasi

Address: 228 Harvest Lane, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: October 18, 2023

Date of Decision: October 18, 2023

Date of Notice to Applicant: October 19, 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. 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

October 19, 2023

Kyle Ballerino
211 Bourne Drive
Broomall, PA 19008

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS+
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.+
JOSEPH B. LASTOWKA, JR.*
LEONARD A. SLOANE²
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MICHAEL J. DAVEY¹
MATTHEW J. BILKER²
DANIEL R. COLEMAN
JONATHAN E. BECKER ^{1,4,5,6,7}
MELANIE E. TUNAITIS
VASILIKI GOULIABERIS

**Re: Marple Township Zoning Hearing Board
Application of Kyle Ballerino
Premises: 211 Bourne Drive
Broomall, PA 19008
Case No.: 2023-14**

Dear Mr. Ballerino:

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

At the regular meeting of the Board held on October 19, 2023, the Board approved your Application for a variance from Article IV, Section 300-20 to build a 20'x20' shed in your rear yard which will exceed the total square footage allowable at the premises located at 211 Bourne Drive, 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; 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.

+ *Emeritus (Ret.)*
* *Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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Kyle Ballerino
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
KYLE BALLERINO

CASE NO. 2023-14

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 211 Bourne Drive
Broomall, PA 19008

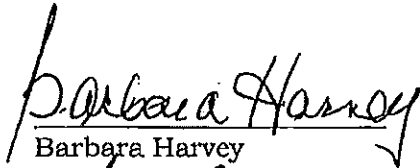
ORDER

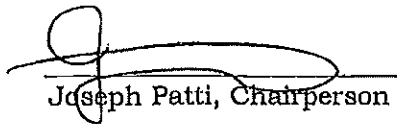
AND NOW, this 18th day of October, 2023, following a hearing held in this matter on October 18, 2023, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit a 20'x20' shed (400 sq. ft.) to be built in the rear yard exceeding the total footage allowable at the premises located at 211 Bourne 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.

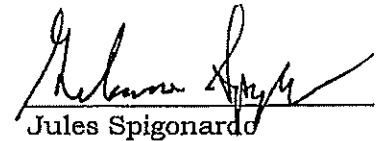
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being October 19, 2023.

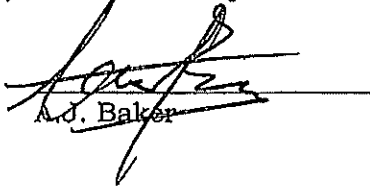
MARPLE TOWNSHIP

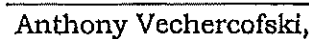
ZONING HEARING BOARD


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo


A.J. Baker


Anthony Vechercofski,

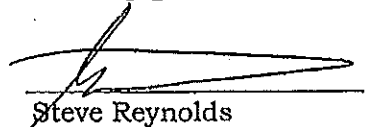

Steve Reynolds

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

Applicant: Kyle Ballerino

Address: 211 Bourne Drive, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: October 18, 2023

Date of Decision: October 18, 2023

Date of Notice to Applicant: October 19, 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 Applicant obtain a survey for the property within a reasonable time; and
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: mbilken@eckellsparks.com
File No. 23974

October 19, 2023

Laura Rao
107 Apple Blossom Lane
Newtown Square, PA 19073

ATTORNEYS AT LAW

MURRAY S. ECKELL+
W. DONALD SPARKS+
DAVID E. AUERBACH
JOSEPH L. MONTE, JR.+
JOSEPH E. LASTOWKA, JR.+
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JONATHAN E. BECKER^{1A,5A,7}
MELANIE E. TUNAITIS
VASILIKI GOULIABERIS

+*Emeritus (Ret.)*
**Of Counsel*

NICHOLAS D. VADINO, JR. 1961-1977

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**Re: Marple Township Zoning Hearing Board
Application of Laura Rao
Premises: 107 Apple Blossom Lane
Newtown Square, PA 19073
Case No.: 2023-13**

Dear Ms. Rao:

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

At the regular meeting of the Board held on October 18, 2023, 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 encroach 21' into the rear yard setback leaving 9' to the property line at the premises located at 107 Apple Blossom Lane, Newtown Square, Marple Township, Delaware County, Pennsylvania located in the R-A 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;

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Laura Rao
October 19, 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; 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
LAURA RAO

CASE NO. 2023-13

VARIANCE:
Section 300-20 Paragraph A

PREMISES: 107 Apple Blossom Lane
Newtown Square, PA 19073

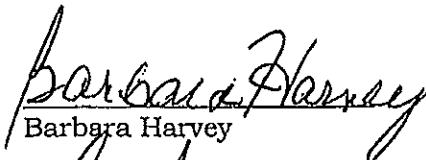
ORDER

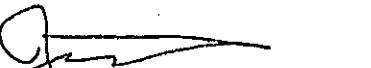
AND NOW, this 18th day of October, 2023, following a hearing held in this matter on October 18, 2023, it is **ORDERED** that the above Application for a variance from Section 300-20(A) to permit the installation of an in-ground pool with decking which will encroach 21' into the rear yard setback leaving 9' to the property line at the premises located at 107 Apple Blossom Lane, Newtown Square, Marple Township, Delaware County, Pennsylvania, located in the R-A 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.

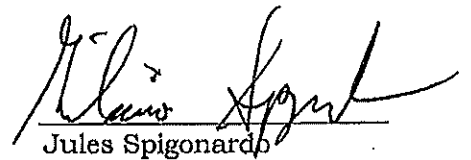
Applicant and other parties will receive formal Findings of Fact and Conclusions of Law (if required) upon completion of same by the Zoning Hearing Board. Appeal must be taken within thirty (30) days of the indicated Date of Notice to the Applicant, that being October 19, 2023.

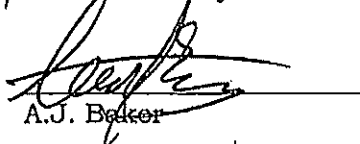
MARPLE TOWNSHIP

ZONING HEARING BOARD


Barbara Harvey


Joseph Patti, Chairperson


Jules Spigonardo


A.J. Becker


Anthony Vechercofski,



Steve Reynolds

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

Applicant: Laura Rao

Address: 107 Apple Blossom Lane, Newtown Square, Pennsylvania 19073
("Property")

Date of Hearing: October 18, 2023

Date of Decision: October 18, 2023

Date of Notice to Applicant: October 19, 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. 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