

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

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File No. 23974

November 17, 2022

Luisa Robbins
411 Langford Road
Broomall, PA 19008

ATTORNEYS AT LAW

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**Re: Marple Township Zoning Hearing Board
Application of Luisa Robbins
Premises: 411 Langford Road
Broomall, PA 19008
Case No.: 2022-20**

Dear Ms. Robbins:

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

At the regular meeting of the Board held on November 16, 2022, 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 16'4" into the rear yard setback leaving 8'8" to the property line at the premises located at 411 Langford Road, 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;

Please Reply to Media Office Address

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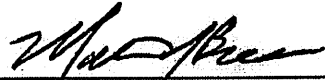
3. That the use of the Premises otherwise conform to all relevant Township ordinances, rules, regulations and all proper building codes and engineering requirements; and

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
LUISA ROBBINS**

CASE NO. 2022-22

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

**PREMISES: 411 Langford Road
Broomall, PA 19008**

ORDER

AND NOW, this 16th day of November, 2022, following a hearing held in this matter on April 20, 2022, 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 encroach 16'4" into the rear yard setback leaving 8'8" to the property line at the premises located at 411 Langford Road, 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 November 17, 2022.

**MARPLE TOWNSHIP
ZONING HEARING BOARD**

Barbara Harvey

A.J. Baker

Joseph Patti, Chairperson

Anthony Vehercowski,

Jules Spigonardo

Steve Reynolds

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

Applicant: Luisa Robbins

Address: 411 Langord Road, Broomall, Pennsylvania 19008 ("Property")

Date of Hearing: November 16, 2022

Date of Decision: November 16, 2022

Date of Notice to Applicant: November 17, 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.

END OF CONDITIONS