

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

Direct Extension: 252  
E-Mail: [mbilker@eckellsparks.com](mailto:mbilker@eckellsparks.com)  
File No. 23974

June 22, 2022

Khen Lam  
536 Media Line Road  
Newtown Square, PA 19073

ATTORNEYS AT LAW

MURRAY S. ECKELL<sup>+</sup>  
W. DONALD SPARKS<sup>+</sup>  
DAVID E. AUERBACH  
JOSEPH L. MONTE, JR. <sup>+</sup>  
JOSEPH E. LASTOWKA, JR.<sup>+</sup>  
LEONARD A. SLOANE<sup>2</sup>  
GUY F. MATTHEWS<sup>3</sup>  
SAM S. AUSLANDER<sup>4</sup>  
DAVID R. BLACK<sup>4</sup>  
CRAIG B. HUFFMAN<sup>2</sup>  
PATRICK T. HENIGAN<sup>2</sup>  
JAY M. LEVIN<sup>2</sup>  
CATHERINE T. DUFFY  
KATHLEEN A. PIPERNO<sup>2</sup>  
MICHAEL J. DAVEY<sup>2</sup>  
MATTHEW J. BILKER<sup>2</sup>  
DANIEL R. COLEMAN  
JONATHAN E. BECKER <sup>4,5,6,7</sup>  
MELANIE E. TUNAITIS  
VASILIKI GOULIABERIS

<sup>+</sup>*Emeritus (Ret.)*  
<sup>\*</sup>*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 Khen Lam  
Premises: 536 Media Line Road, Newtown Square, PA  
Case No.: 2023-08**

Dear Mr. Lam:

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

At the regular meeting of the Board held on June 21, 2023, the Board approved your Application for a variance from Article IV Section 300-20 to allow the extension of your existing dwelling which currently encroaches 5' into the side yard setback and increase the impervious coverage to 38.56 to build an addition on your property located at 536 Marple Line Road, Newtown Square, 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
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.

*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

June 22, 2023  
Page 2

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

**BEFORE THE MARPLE TOWNSHIP  
ZONING HEARING BOARD**

**IN RE: APPLICATION OF  
KHEN LAM**

**CASE NO. 2023-08**

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

**PREMISES: 536 Main Line Road  
Newtown Square, PA  
19073**

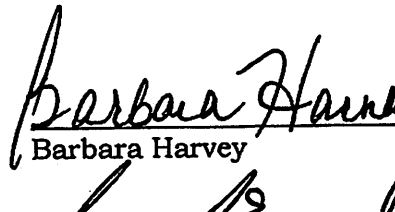
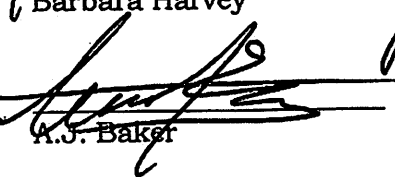
**ORDER**

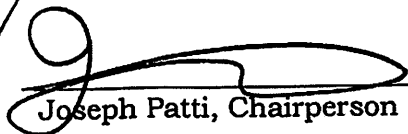
AND NOW, this 21<sup>st</sup> day of June, 2023, following a hearing held in this matter on June 21, 2023, it is **ORDERED** that the above Application for zoning relief from Section 300-20(A) to permit petitioners the expansion of an existing non-conforming use and increase the impervious coverage to 38.56 to build an addition at the premises located at 536 Main Line Road, Newtown Square, Marple Township, Delaware County, Pennsylvania, located in the RC 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 June 22, 2023.

**MARPLE TOWNSHIP**

**ZONING HEARING BOARD**

  
Barbara Harvey  
  
A.J. Baker

  
Joseph Patti, Chairperson

\_\_\_\_\_  
Anthony Vechercofski

  
Jules Spigonardo

\_\_\_\_\_  
Steve Reynolds

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

**Applicant:** Khen Lam

**Address:** 536 Main Line Road, Newtown Square, Pennsylvania 19008 ("Property")

**Date of Hearing:** June 21, 2023

**Date of Decision:** June 21, 2023

**Date of Notice to Applicant:** June 22, 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.

**END OF CONDITIONS**