

### East Marlborough Township Zoning Hearing Board Application

Application must be accompanied by:

- Narrative answering every question on page 2 of this application
- Site plan (with zoning table) on 11"x17" paper
- Building elevations or architectural renderings (as appropriate)
- Other related materials (as appropriate)

Type of Application:

Check one:  Commercial     Institutional     Residential  
 Check all:  Variance     Special Exception    \_\_\_\_\_ (Other)

I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section 503, Paragraph C.

Location of Property: 104 CHALFONT RD Kennett Sq PA 19348

Zoning Classification: RB Tax Parcel # 61-5-88.17

Property Owner/Applicant(s): HAROLD + JENNIFER ORTIZ

Address (if different from location): SAME

Phone Number: 215-661-5680 Cell: SAME

Email: JENNORTIZ84@HOTMAIL.COM

Dimensions and area of parcel: 187' x 267' x 225' x 186' IRREGULAR

Dimensions of proposed construction: 20' x 40'

Distance to each boundary:

Before construction    North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

After construction    North 92 South 51 East 180' West 35

Type of construction: INGERSOLL CONCRETE POOL + PATIO

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) \_\_\_\_\_

**Zoning Relief Requested**

Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.

LOT IS 1 ACRE 43,560<sup>sq</sup>ft 187' x 267' x 225' x 186'.  
104 CHAFFONT RD. NEAREST INTERSECTION RT 82,  
UNIONVILLE RD.

2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)

LOT IS A RESIDENTIAL LOT WITH A RESIDENTIAL  
HOUSE ON LOT WITH DRIVEWAY & RAISED DECK.

3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.

INSTALL AN INGROUND CONCRETE POOL WITH A CONCRETE PATIO.  
POOL IS 20' x 40'. WITH PATIO OVERALL DIMENSIONS IS  
28' x 55'. POOL IS 600LIT PATIO IS 600LIT.

4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.

SECTION 503(C) ALLOWS A MAXIMUM OF 10% IMPERVIOUS  
LOT COVERAGE. CURRENTLY LOT IS 12.9% WITH HOUSE,  
DRIVEWAY, DECK + PATIO. ADDING 3.1% WITH POOL +  
PATIO TO TOTAL 16%. 6% OVER ALLOWABLE OR  
2614<sup>sq</sup>ft OVER 43560<sup>sq</sup>ft ALLOWABLE.

5. Will the proposed change impact traffic or parking in the surrounding area? Explain.

NO. POOL IN REAR OF PROPERTY.