

Date: 3/22/2021

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 _____, Paragraph _____.

Location of Property: 213 Lily Lane, Kennett Square, PA 19348

Zoning Classification: Residential Tax Parcel # 6105_00810800

Property Owner/Applicant(s): James and Carrie Lee

Address (if different from location): N/A

Phone Number: 484-832-3199 Cell: Same

Email: akacarrie_lee@outlook.com

Dimensions and area of parcel: 0.203 Acres (8,825 S.F.)

Dimensions of proposed construction: see lot survey. South (rear) side of residence.

Distance to each boundary:

Before construction North _____ South _____ East _____ West _____

After construction North _____ South _____ East _____ West _____

Type of construction: In-Ground Pool + deck and fence

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) Carrie M. Lee

Date: 3/22/2021

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.

The residence is part of Unionville Walk Toll Brothers Development. The lot is #5, with 8,825 S.F. Currently labeled address 213 Lily Lane. Cross streets are Rt. 82 and Street Road...directly across the street from RP Nursery.

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)

Residential development. Rowling style home construction completed in November 2020.

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.

Looking to build an inground pool, deck, landscaping, and surrounding fence on the rear of lot #5. See attached survey and lot plan for details.

- Pool: Gunite surface
- Masonry: Marimo Grano travertine coping, Delaware Valley Granite Boulders, Pennsylvania Flagstone stepping stones
- Lighting Materials: see plan
- Landscaping varieties: see plan
- Deck: TimberTech Pro decking and impressions Express black railing
- Fence: Post and Board and black coated wire

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

- a. Variance request for set back requirement.
- b. Variance request for maximum lost coverage at 50%
- c. Other??

5. Will the proposed change impact traffic or parking in the surrounding area? Explain.
No impact planned.

RE: Lee Residence

David Boyer <dboyer1@tollbrothers.com>

Wed 3/10/2021 3:01 PM

To: Carrie Lee <akacarrie_lee@outlook.com>; Jim Lee <jimmlee@live.com>; Greg Stergin <Greg.Stergin@associa.us>
Cc: Paula Santangelo <Paula.Santangelo@associa.us>; Jane Atkins <jane@borsellolandscaping.com>

📎 1 attachments (353 KB)

Lee Design V5 02-05-2021- version 3- Mgr suggestion.pdf;

Good afternoon Mr. and Mrs. Lee,
Please see attached, I just let Greg know we are in agreement for approval.

Best regards,

David Boyer

Project Manager

Toll Brothers

America's Luxury Home Builder

High Pointe at St. Georges

Unionville Walk

Taylor Mill At Thornbury

1255 Caitlin Way

New Caste, DE 19720

302-832-7563 Office

302-832-2685 Fax



From: Carrie Lee <akacarrie_lee@outlook.com>

Sent: Wednesday, March 10, 2021 2:54 PM

To: David Boyer <dboyer1@tollbrothers.com>; Jim Lee <jimmlee@live.com>; Greg Stergin <Greg.Stergin@associa.us>

Cc: Paula Santangelo <Paula.Santangelo@associa.us>; Jane Atkins <jane@borsellolandscaping.com>

Subject: Re: Lee Residence

Hi David and Greg,

Just following up again from the note on 2/23 to see if there has been any progress on approval?

Thank you!

Carrie Lee

484-832-3199