

East Marlborough Township

Chester County, Pennsylvania

Zoning Hearing Board

PROOF OF MAILING

I, Neil Lovekin, Township Manager of East Marlborough Township, being duly authorized, do hereby declare that on the 27th day of April 2021, I mailed one copy of the attached notice to the attached locations for the Application of Harold L. Goodman, Jr. and Jennifer Ortiz, property located at 104 Chalfont Road.

Attached are the locations.

Signed:



Neil Lovekin, Manager

East Marlborough Township

Chester County, Pennsylvania

NOTICE

THE EAST MARLBOROUGH TOWNSHIP ZONING HEARING BOARD will conduct virtual online hearings at 7:00 p.m. on Wednesday, May 12, 2021 to hear the following applications:

1) JAMES AND CARRIE LEE – 213 LILY LANE

The subject parcel is UPI No. 61-5-81.8 also known as 213 Lily Lane. The subject parcel, which totals approximately 0.2 acres in area, is located in the RB–Residential Zoning District of the Township, and is owned by the Applicants. The Applicants seek variances from the following sections of the East Marlborough Zoning Ordinance to permit the installation of a swimming pool and accompanying deck, landscaping and fence: §502.D.(2)(Accessory Uses) to permit installation of a swimming pool that will encroach 20 feet into the required 25 feet setback from the rear property line; and §1603.C (Area and Bulk Regulations) to permit an increase in the lot coverage on the property to approximately fifty-nine percent (59%) where fifty percent (50%) is the maximum permitted lot coverage; and any other relief that may be necessary.

2) HAROLD GOODMAN, JR. AND JENNIFER ORTIZ – 104 CHALFONT ROAD

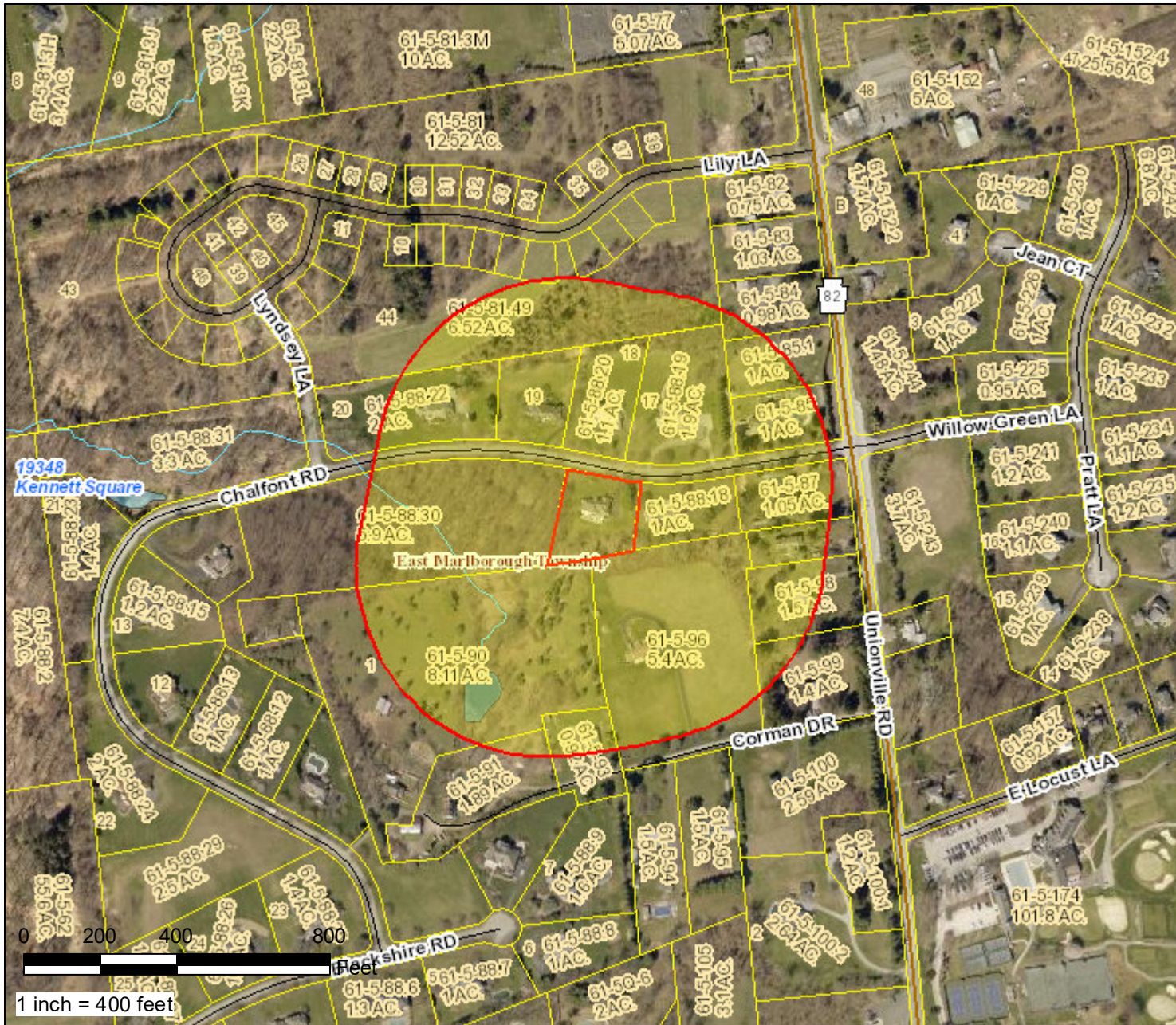
The subject parcel is UPI No. 61-5-88.17 also known as 104 Chalfont Road. The subject parcel, which totals approximately 1.0 acre in area, is located in the RB–Residential Zoning District of the Township, and is owned by the Applicant, Harold L. Goodman, Jr. The Applicants seek a variance from §503.C (Lot Coverage) of the East Marlborough Township Zoning Ordinance to permit the installation of a swimming pool and patio that will increase the lot coverage on the property to sixteen percent (16%) where ten percent (10%) of the Lot Area is the maximum permitted lot coverage, and any other relief that may be necessary.

To minimize public exposure to COVID-19 and maintain social distancing, these hearings will be conducted remotely/virtually. The public may listen in and/or participate in the meeting through the GoToMeeting platform. **Instructions on how to join the meeting will be posted at the municipal building (721 Unionville Road, Kennett Square, PA 19348), as well as on the Township’s website (www.eastmarlborough.org) and Facebook page (@EastMarlboroughTownship).** Any member of the public who wishes to participate or be heard during these hearings is encouraged to contact and coordinate with the Township in advance of the hearings to ensure your participation. The Board may consider other such matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-444-0725 to discuss how those needs may be best accommodated.

**EAST MARLBOROUGH TOWNSHIP
ZONING HEARING BOARD
Patrick M. McKenna, Solicitor**

104 Chalfont RD_Notification



COUNTY OF CHESTER
PENNSYLVANIA



Find Buffer Zone Information

Buffer Zone (19 of 19), PARAMETERS =
Primary Parcel: 61-5-88.17, Distance: 500,
Scale: feet

Map Created:
Friday, April 23, 2021
ngl
County of Chester
Admin



Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

UPI	Owner(s)	Current Resident	Local Address	Mailing Address	City, State	Zip Code
61-5-81.7	STEPHEN & INES SUBBIO	or Current Resident(s)	211 LILY LA		KENNETT SQUARE PA	19348
61-5-81.8	JAMES & CARRIE LEE	or Current Resident(s)	213 LILY LA		KENNETT SQUARE PA	19348
61-5-84	THOMAS PETRAGNANI & RENEE WRIGHT	or Current Resident(s)	637 UNIONVILLE RD		KENNETT SQUARE PA	19348
61-5-85	DAVID & CARMELLA STITZ	or Current Resident(s)	101 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-85.1	DAVID & CARMELLA STITZ	or Current Resident(s)	101 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-87	DAVID & SARA MEADOWS	or Current Resident(s)	619 UNIONVILLE RD	PO BOX 286	KENNETT SQUARE PA	19348
61-5-88.17	HAROLD GOODMAN JR	or Current Resident(s)	104 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.18	PAUL & KAREN KARCHER	or Current Resident(s)	102 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.19	STEVEN ANDREW KOPP	or Current Resident(s)	103 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.20	AARON POLECK	or Current Resident(s)	105 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.21	ERICH & ELIZABETH RADTKE REVOCABLE LIV TRU	or Current Resident(s)	107 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.22	ANDREW & JACQUELINE SKEAN	or Current Resident(s)	109 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-90	TIMOTHY & MICHELLE STEPHENS	or Current Resident(s)	119 CORMAN DR	115 CORMAN DR	KENNETT SQUARE PA	19348
61-5-91	TIMOTHY & MICHELLE STEPHENS	or Current Resident(s)	115 CORMAN DR		KENNETT SQUARE PA	19348
61-5-93	ROBERT & MARNIE PRIMUS	or Current Resident(s)	111 CORMAN DR		KENNETT SQUARE PA	19348
61-5-96	NICHOLAS & ELIZABETH BASILIO	or Current Resident(s)	107 CORMAN DR		KENNETT SQUARE PA	19348
61-5-97	STEPHEN FLICKINGER	or Current Resident(s)	617 UNIONVILLE RD		KENNETT SQUARE PA	19348
61-5-98	ANDREW ALLISON	or Current Resident(s)	615 UNIONVILLE RD		KENNETT SQUARE PA	19348
61-5-99	DEBORAH CROSSON	or Current Resident(s)	103 CORMAN DR		KENNETT SQUARE PA	19348

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