

# 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 27<sup>th</sup> day of April 2021, I mailed one copy of the attached notice to the attached locations for the Application of James and Carrie Lee, property located at 213 Lily Lane.

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.

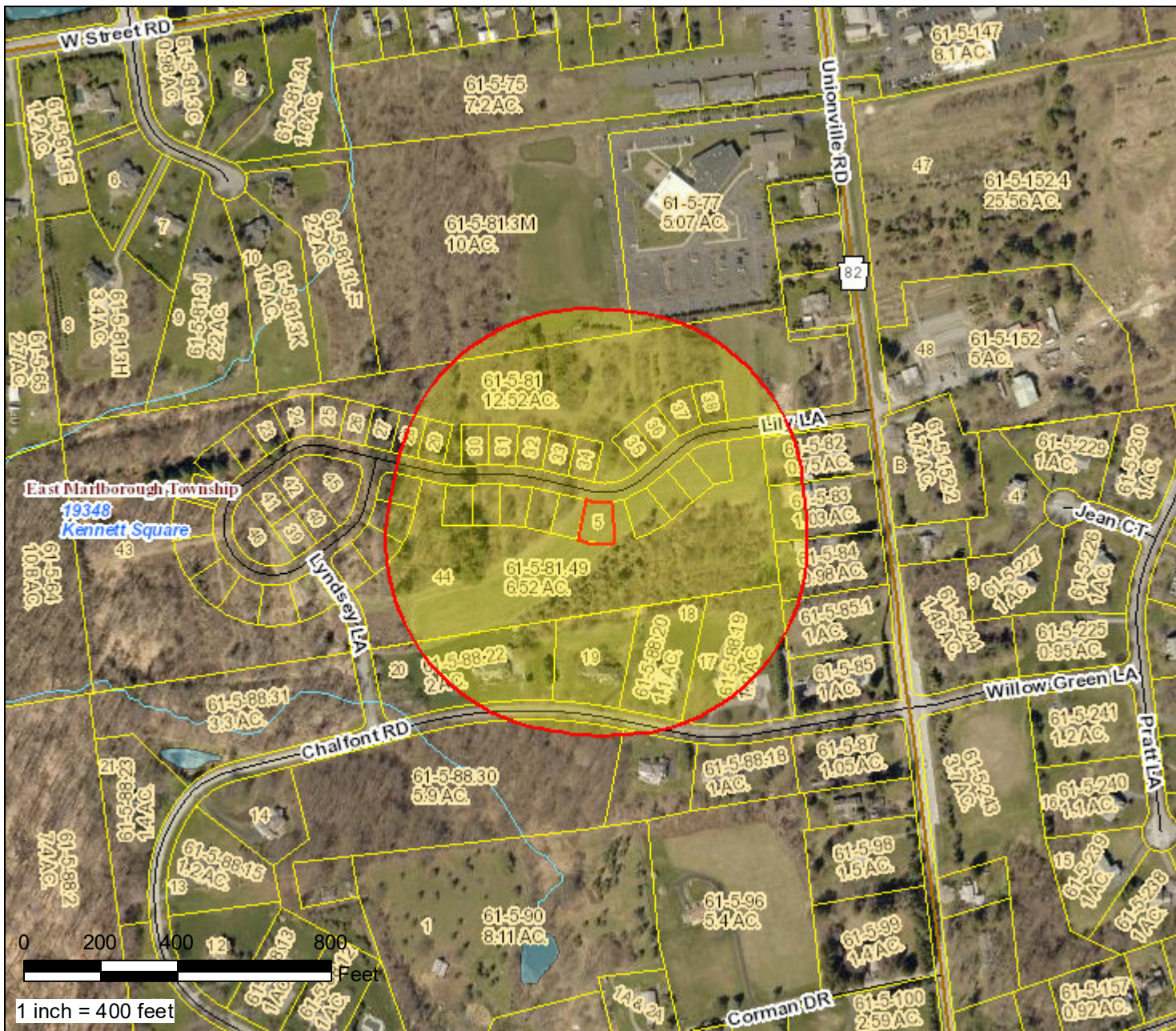
**2) HAROLD GOODMAN, JR. AND JENNIFER ORTIZ – 104 CHALFONT ROAD**

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**



Find Buffer Zone Information

Buffer Zone (36 of 36), PARAMETERS =  
Primary Parcel: 61-5-81.8, Distance: 500,  
Scale: feet

Map Created:  
Friday, April 23, 2021

njl

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](http://www.chesco.org/gis).

UPI	Owner(s)	Current Resident	Local Address	Mailing Address 1	Mailing Address 2	Zip Code
61-5-77	WILLOWDALE CHAPEL	or Current Resident(s)	675 UNIONVILLE RD	111 MARSHALL ST	KENNETT SQUARE PA	19348
61-5-81	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	649 UNIONVILLE RD	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.3M	WILLOWDALE CHAPEL	or Current Resident(s)	679 UNIONVILLE RD	111 MARSHALL ST	KENNETT SQUARE PA	19348
61-5-81.4	SWATHI & SRINU YALAMANCHILI	or Current Resident(s)	205 LILY LA	205 LILY LA	KENNETT SQUARE PA	19348
61-5-81.5	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	207 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.6	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	209 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
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
61-5-81.9	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	215 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.10	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	217 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.11	GORE MUGDHA R	or Current Resident(s)	219 LILY LA	219 LILY LA	KENNETT SQUARE PA	19348
61-5-81.12	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	221 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.13	ERIK & JACLYN ROGERS	or Current Resident(s)	223 LILY LA		KENNETT SQUARE PA	19348
61-5-81.14	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	225 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.15	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	258 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.16	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	256 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.31	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	224 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.32	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	222 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.33	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	220 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.34	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	218 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.35	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	216 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.36	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	214 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.37	JOSE VALENTE DEMORAIS RODOLFO & ANA LUCIA TAVELA	or Current Resident(s)	212 LILY LA		KENNETT SQUARE PA	19348
61-5-81.38	LULIN ZHANG & LI NING	or Current Resident(s)	210 LILY LA		KENNETT SQUARE PA	19348
61-5-81.39	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	208 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.40	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	206 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-81.41	TOLL MID-ATLANTIC LP CO INC	or Current Resident(s)	204 LILY LA	250 GIBRALTAR RD	HORSHAM PA	19044
61-5-82	RICHARD & KATHY PRATT	or Current Resident(s)	649 UNIONVILLE RD	665 UNIONVILLE RD	KENNETT SQUARE PA	19348
61-5-83	CHRISTOPHER & SUZANNE GAFFNEY	or Current Resident(s)	639 UNIONVILLE RD		KENNETT SQUARE PA	19348
61-5-84	THOMAS PETRAGNANI & RENEE WRIGHT	or Current Resident(s)	637 UNIONVILLE RD		KENNETT SQUARE PA	19348
61-5-85.1	DAVID & CARMELLA STITZ	or Current Resident(s)	101 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.17	GOODMAN HAROLD L JR	or Current Resident(s)	104 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.19	KOPP STEVEN ANDREW	or Current Resident(s)	103 CHALFONT RD		KENNETT SQUARE PA	19348
61-5-88.20	POLECK AARON B	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

WILLOWDALE CHAPEL  
675 UNIONVILLE RD  
KENNETT SQUARE PA, 19348

TOLL MID-ATLANTIC LP CO INC  
649 UNIONVILLE RD  
HORSHAM PA, 19044

WILLOWDALE CHAPEL  
679 UNIONVILLE RD  
KENNETT SQUARE PA, 19348

SWATHI & SRINU YALAMANCHILI  
or Current Resident(s)  
205 LILY LA  
KENNETT SQUARE PA, 19348

STEPHEN & INES SUBBIO  
or Current Resident(s)  
211 LILY LA  
KENNETT SQUARE PA, 19348

JAMES & CARRIE LEE  
or Current Resident(s)  
213 LILY LA  
KENNETT SQUARE PA, 19348

ERIK & JACLYN ROGERS  
or Current Resident(s)  
223 LILY LA  
KENNETT SQUARE PA, 19348

GORE MUGDHA R  
or Current Resident(s)  
219 LILY LA  
KENNETT SQUARE PA, 19348

JOSE VALENTE DEMORAIS  
RODOLFO & ANA LUCIA TAVELA  
or Current Resident(s)  
212 LILY LA  
KENNETT SQUARE PA, 19348

LULIN ZHANG & LI NING  
or Current Resident(s)  
210 LILY LA  
KENNETT SQUARE PA, 19348

RICHARD & KATHY PRATT  
or Current Resident(s)  
649 UNIONVILLE RD  
KENNETT SQUARE PA, 19348

CHRISTOPHER & SUZANNE  
GAFFNEY  
or Current Resident(s)  
639 UNIONVILLE RD  
KENNETT SQUARE PA, 19348

THOMAS PETRAGNANI & RENEE  
WRIGHT  
or Current Resident(s)  
637 UNIONVILLE RD  
KENNETT SQUARE PA, 19348

GOODMAN HAROLD L JR  
or Current Resident(s)  
104 CHALFONT RD  
KENNETT SQUARE PA, 19348

KOPP STEVEN ANDREW  
or Current Resident(s)  
103 CHALFONT RD  
KENNETT SQUARE PA, 19348

DAVID & CARMELLA STITZ  
or Current Resident(s)  
101 CHALFONT RD  
KENNETT SQUARE PA, 19348

ERICH & ELIZABETH RADTKE  
REVOCABLE LIV TRU  
or Current Resident(s)  
107 CHALFONT RD  
KENNETT SQUARE PA, 19348

ANDREW & JACQUELINE SKEAN  
or Current Resident(s)  
109 CHALFONT RD  
KENNETT SQUARE PA, 19348

POLECK AARON B  
or Current Resident(s)  
105 CHALFONT RD  
KENNETT SQUARE PA, 19348

TOLL BROTHERS, INC.  
250 GIBRALTAR ROAD  
HORSHAM PA 19044

Attn: Andrew Semon  
Toll Brothers, Inc.  
4 Hillman Drive  
Suite 120  
Chadds Ford, PA 19317