

# East Marlborough Township

Chester County, Pennsylvania

## Zoning Hearing Board

### PROOF OF POSTING

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 posted one copy of the attached notice for the Application of James and Carrie Lee, on the property located at 213 Lily Lane.

Location Address

213 Lily Lane

Parcel No.

61-5-81.8

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**



**Proof of Posting for 213 Lily Lane – Parcel No. 61-5-81.8**

**Front Yard**

