

### 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: [REDACTED] Cell: SAME

Email: [REDACTED]

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: INGRESSING 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.

LOT 1 ACRES = 43,560 sq ft

EXISTING

HOUSE - 2,994 sq ft  
 DRIVE - 1,725  
 DECK - 738  
 PATIO - 180

TOTAL = 5,637 sq ft = 12.9%

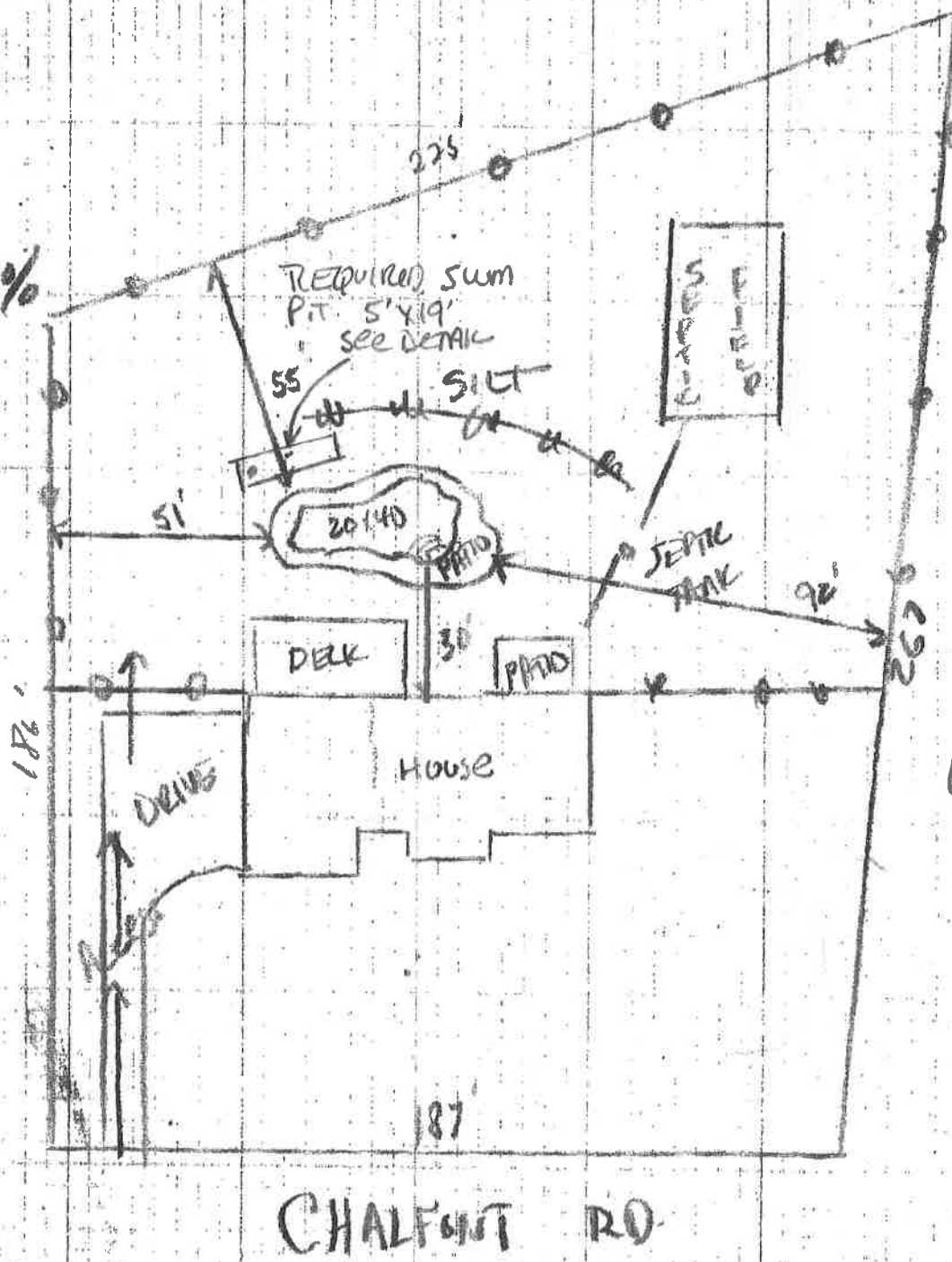
Proposed

Pool - 600  
 Coping - 120  
 PATIO - 600  
 SPA - 40

TOTAL = 1,360 sq ft = 3.1%

Overall

6,997 sq ft = 16%  
 RO - 10% max  
 2,641 sq ft or 6% over



Fence  
 4ft Aluminum Fence  
 TO Meet ILL-2015  
 ALL GATES SELF CLOSING  
 + SELF LATCHING.  
 ALL GATES OPEN OUT  
 Any Doors + Windows  
 From House to Pool  
 Area TO BE ALARMED  
 With Acceptable  
 Pool GARDN ALARM.

HAROLD + JENNIFER ORTIZ  
 104 CHALFONT RD.  
 KENNETT SQ PA 19348

E. MACLEOD TWP.  
 PID - 61-5-88.17  
 SCALE 1" = 40'

① RETURNS	_____	_____	_____	_____
② AUTO. CLEANER	_____	_____	_____	_____
③ SPA RETURN	_____	_____	_____	_____
④ SPA BOTTOM DRAIN	_____	_____	_____	_____
⑤ AIR LINE	_____	_____	_____	_____
				⑥ EQUIP FENCE
				⑦ CITY WATER
				⑧ WELL WATER
				⑨ SEWER
				⑩ SEPTIC

**ANTHONY & SYLVAN**  
 Where America Swims

NAME: \_\_\_\_\_  
 SITE ADDRESS: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 RES. PH. ( ) \_\_\_\_\_ OFF. PH. ( ) \_\_\_\_\_  
 ACCT. NO. \_\_\_\_\_ MR. \_\_\_\_\_ MRS. \_\_\_\_\_  
 MODEL: \_\_\_\_\_  
 POOL SHAPE \_\_\_\_\_ DEPTH \_\_\_\_\_ TO \_\_\_\_\_  
 WIDTH \_\_\_\_\_ LENGTH \_\_\_\_\_ PERIM. \_\_\_\_\_  
 POOL SQ. FT. \_\_\_\_\_ STEPS \_\_\_\_\_ SQ. FT. \_\_\_\_\_  
 COZY CORNER \_\_\_\_\_ SQ. FT. LOVE SEAT \_\_\_\_\_ SQ. FT. \_\_\_\_\_  
 SPA \_\_\_\_\_ SQ. FT. TOTAL WATER \_\_\_\_\_ SQ. FT. \_\_\_\_\_  
 CAPACITY (GAL.) \_\_\_\_\_ TURNOVER (HRS.) \_\_\_\_\_  
 COPING \_\_\_\_\_ TILE \_\_\_\_\_  
 INT. FINISH \_\_\_\_\_ ROPE + FLOATS \_\_\_\_\_  
 FILTER \_\_\_\_\_ PUMP \_\_\_\_\_ HP. \_\_\_\_\_  
 SKIMMERS \_\_\_\_\_ RETURNS \_\_\_\_\_  
 BOTTOM DRAIN \_\_\_\_\_ LADDER \_\_\_\_\_  
 LIGHT-POOL \_\_\_\_\_ WATTS LIGHT-SPA \_\_\_\_\_ WATTS \_\_\_\_\_  
 DIVING STAND \_\_\_\_\_ BOARD LENGTH \_\_\_\_\_  
 VACUUM KIT \_\_\_\_\_ CLEANING KIT \_\_\_\_\_  
 HEATER MODEL \_\_\_\_\_ BTU'S \_\_\_\_\_  
 SELF-CLEANER \_\_\_\_\_  
 INJECTORS-SPA \_\_\_\_\_ LOVE SEAT \_\_\_\_\_ COZY CORNER \_\_\_\_\_  
 AIR BLOWER \_\_\_\_\_  
 SOLAR RECIRCULATING SYSTEM \_\_\_\_\_  
 TEMPORARY FENCE \_\_\_\_\_  
 EXT. 2ND STEP \_\_\_\_\_ FT. \_\_\_\_\_  
 WINTER COVER \_\_\_\_\_

CABLE + UTILITY NO. \_\_\_\_\_  
 SITE CONDITIONS  
 GRADING: \_\_\_\_\_  
 DIRT HAUL \_\_\_\_\_ DIRT LEAVE ON \_\_\_\_\_  
 STUMPS: \_\_\_\_\_  
 ELECTRIC BY: \_\_\_\_\_ FENCE BY: \_\_\_\_\_  
 DECK BY: \_\_\_\_\_ WALL BY: \_\_\_\_\_