

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: [REDACTED] Cell: Same

Email: [REDACTED]

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:

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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*



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**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,

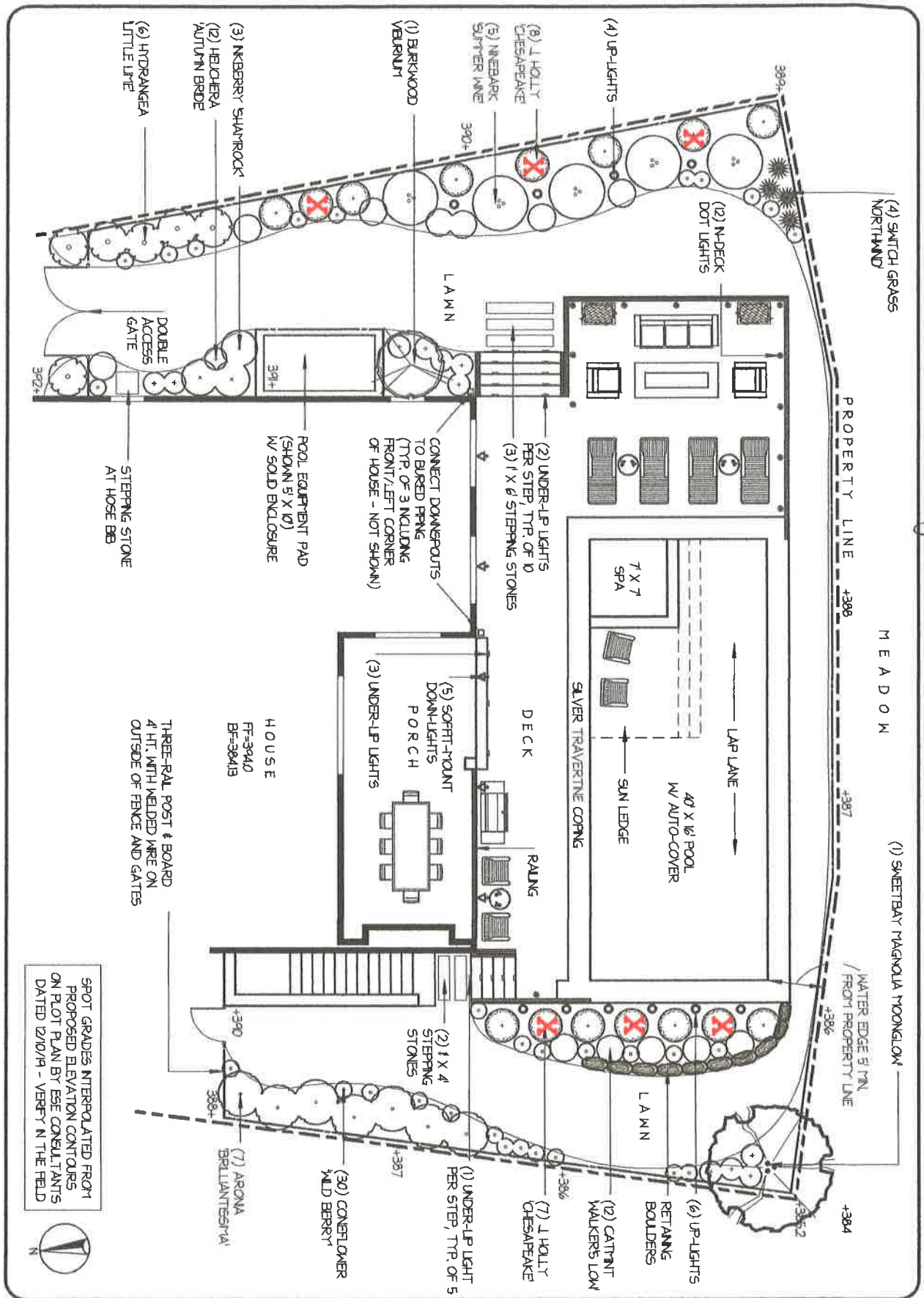
Just following up again from the note on 2/23 to see if there has been any progress on approval?

Thank you!

Carrie Lee

484-832-3199

HOA Approved Design 3-10-21



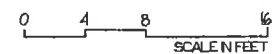
SPOT GRADES INTERPOLATED FROM PROPOSED ELEVATION CONTOURS ON PLOT PLAN BY ESE CONSULTANTS DATED 12/10/19 - VERIFY IN THE FIELD



Lee Residence

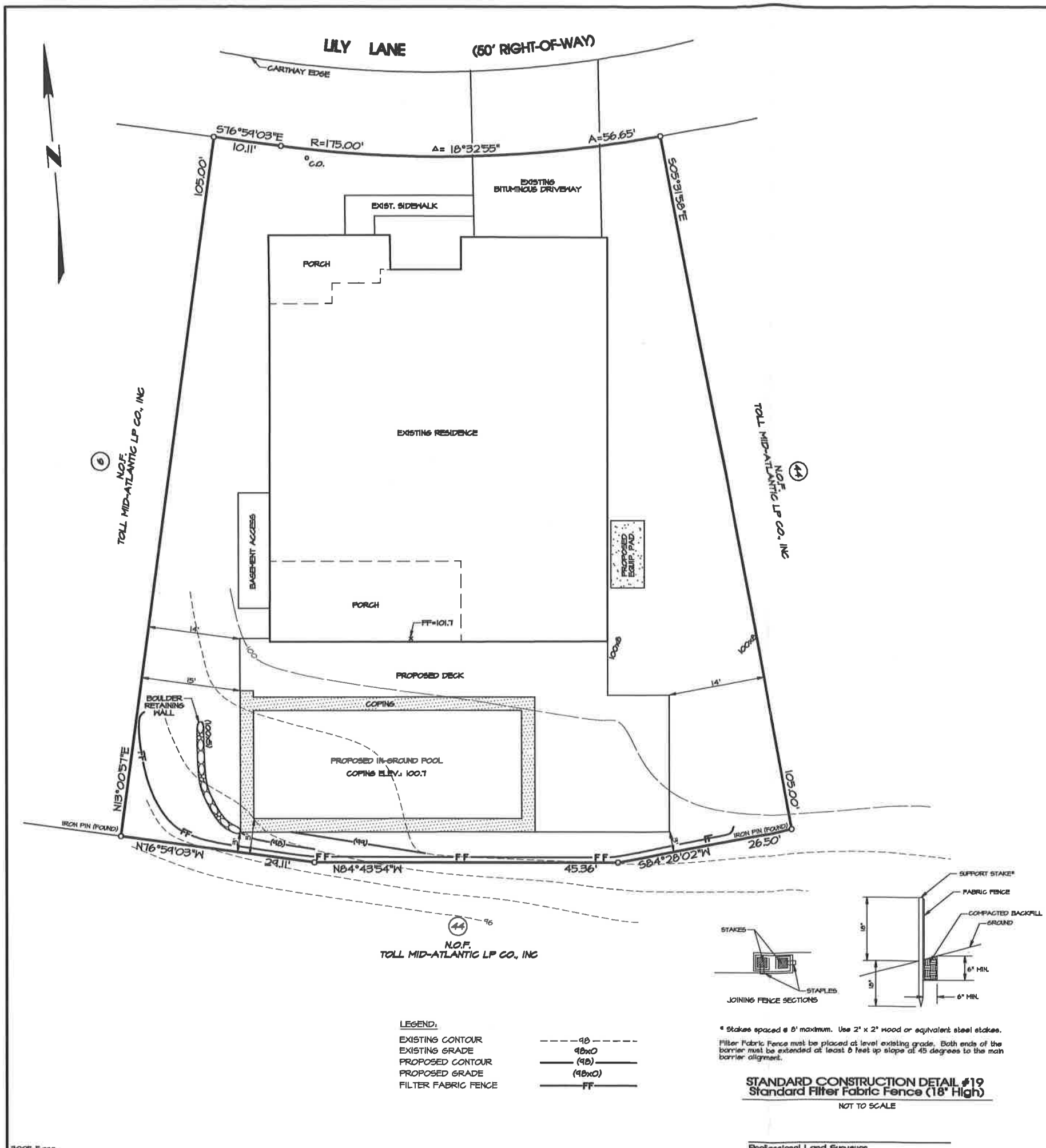
213 Lily Lane, Kennett Square

SCALE 1/8"=1' DATE 02-05-2021 DRAWN BY 1.0



Intellectual Property: Borsello Landscaping  
All Designs are the Express Property of Borsello Landscaping and the same shall not be used without written permission from Borsello Landscaping





**PLAN DATA:**

Owners: Carrie M. Lee and James M. Lee  
 213 Lily Lane  
 Kennett Square, PA 19348  
 U.P.I. No.: 61-5-81.B  
 Source of Title: Record Book 8943, Page 78  
 Lot Area: 0.203 Acre (8825 SF)  
 Datum: Assumed  
 Limit of Disturbance: +/- 2500 S.F.

**NOTES:**

- 1.) Completeness and accuracy of location and depth of underground utilities or structures cannot be guaranteed. Location and depth of all underground utilities and facilities must be verified prior to any earth moving activities in accordance with Act 287 of 1974, as amended.
- 2.) The swimming pool must be enclosed by a 4' minimum high fence. The gate for the fence must be self-closing with a latch.
- 3.) Place a 4' high temporary fence around all open areas during construction.
- 4.) The locations of any underground roof drain and/or stormwater collection systems, if any, have not been identified or located, and shall be verified prior to construction.

**IMPERVIOUS COVERAGE (ZONING)**

Existing Impervious Coverage	3,374 SF (38%)
Proposed Pool	+ 640 SF
Proposed Pool Coping	+ 242 SF
Proposed Deck	+ 855
Proposed Equipment Pad	+ 50 SF
<b>Total Proposed Impervious Coverage</b>	<b>5,166 SF (54%)</b>

**IMPERVIOUS COVERAGE (STORMWATER MANAGEMENT)**

Proposed Pool	+ 0 SF
Proposed Pool Coping	+ 242 SF
Proposed Deck	+ 0 SF
Proposed Equipment Pad	+ 50 SF
<b>Total Proposed Impervious Coverage</b>	<b>292 SF</b>

**LINES & GRADES PLAN**

FOR A PROPOSED  
**IN-GROUND SWIMMING POOL**

FOR PROPERTY KNOWN AS  
**LOT #5 ~ UNIONVILLE WALK**

ALSO KNOWN AS  
**213 LILY LANE**

SITUATE IN  
 EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

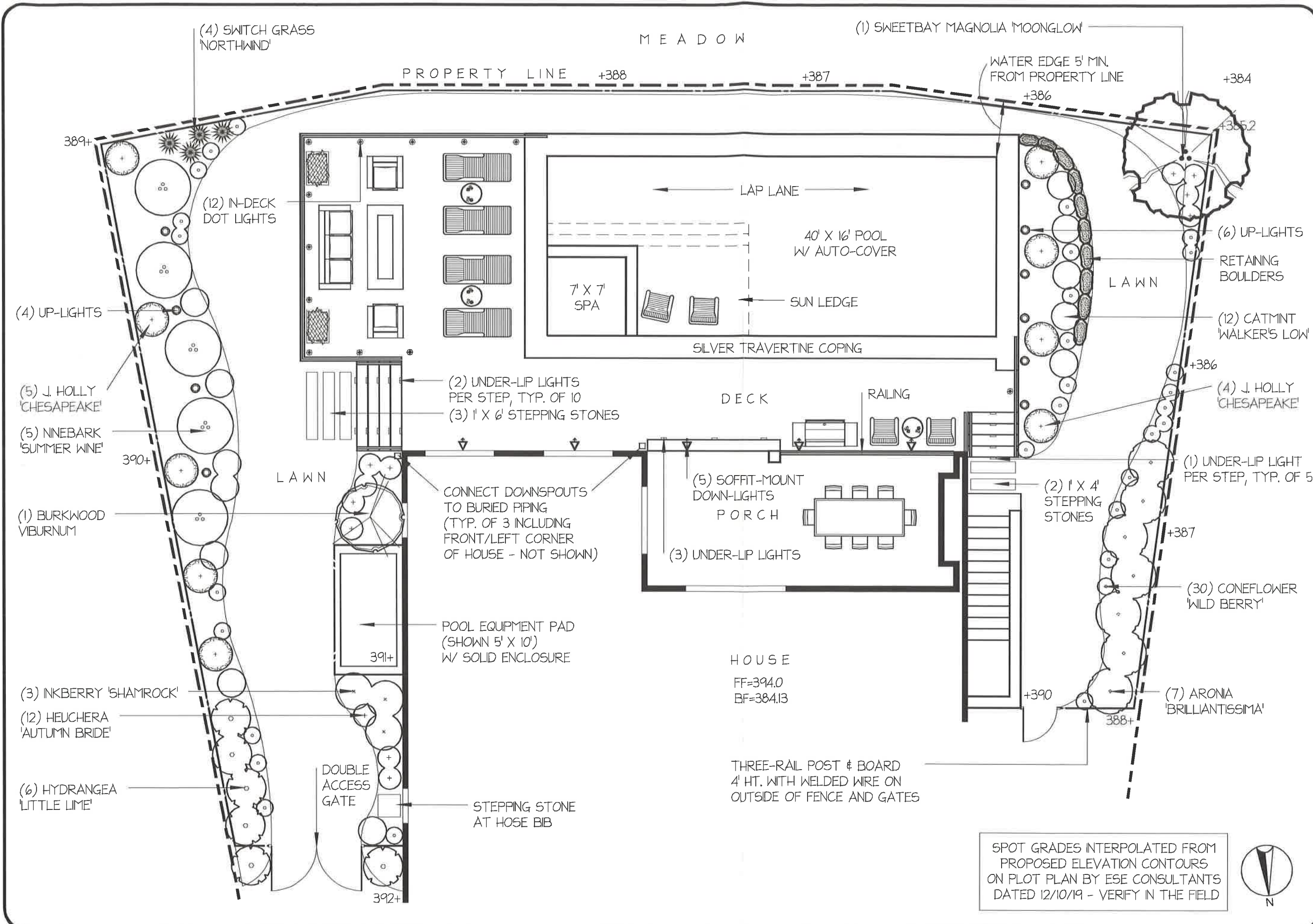
SCALE: 1" = 10'

DATE: MARCH 16, 2021

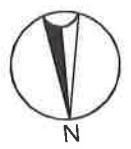


**Crossan ~ Raimato, Inc.**

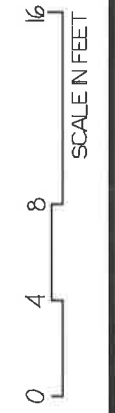
Professional Land Surveyors 117 Saguinaw Road, Suite 1,  
 610-664-8566 New London Township, PA 19352



SPOT GRADES INTERPOLATED FROM PROPOSED ELEVATION CONTOURS ON PLOT PLAN BY ESE CONSULTANTS DATED 12/10/19 - VERIFY IN THE FIELD



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Lee Residence  
213 Lily Lane, Kennett Square  
SCALE 1/8"=1'  
DATE 03-15-2021  
DRAWING # 1.0