

Application No. 2026-001

Date: 02/02/2026

EAST VINCENT TOWNSHIP
ZONING HEARING APPLICATION

Applicant: Roger McGlocklin Phone # 610-761-3922

Address of Applicant: 6 Whitehorse Lane, Spring City, PA 19475

Attorney: _____ Phone # _____

Address of Attorney: _____

Owner of Property: Same As Applicant Phone # Same As Applicant

Address of Owner: Same As Applicant

Location of Property: Same As Applicant

Uniform Parcel Identifier: 21-4-29.12 Zoning District: RC

Brief description of the property, its present use and existing improvements: _____
Residential home. Would like to install a pool in the location per attached.

Type of Application/Appeal: (Check at least one)

Appeal from decision of Zoning Officer.

Application for a Variance from Section(s) 27-1602.2 of
the East Vincent Township Zoning Ordinance (EVTZO).

Application for a Special Exception as authorized by Section(s) _____
of the East Vincent Township Zoning Ordinance (EVTZO).

Other (specify): _____

Statement of legal grounds for application/appeal (state the provision(s)) of the EVTZO
or Municipalities Planning Code relied upon to justify application/appeal:
Please see attached.

Has any previous application or appeal been filed for the subject property? If yes, specify: No

Description of proposed additions or changes:
Please see attached.

I (we) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Rogan McGlathlin

Applicant(s)

List below or on a separate paper the names and addresses of all property owners:
- on the same street, within 500 feet.
- not on the same street, within 150 feet.

Karen Keller - 8 Whitehorse Lane, Spring City, PA 19475

Michael & Janice Scull - 4 Whitehorse Lane, Spring City, PA 19475

Peter & Jessica Hauser - 7 Whitehorse Lane, Spring City, PA 19475

Applicant must submit the required filing fee with this Application, together with a plot plan of the premises and a plan showing existing and proposed improvements, together with dimensions.

Fee: Residential: \$ 1000.00

Check # 837

All Others: \$ _____

Check # _____

February 2, 2026

East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: 6 Whitehorse Lane

Dear Zoning Board Members,

The literal application of the current setback regulations would result in unnecessary hardship due to the unique orientation of my lot. Although the area in question faces the street, it functions as my primary **backyard** area.

The opposite side of the house is my primary front entrance and a pool being installed there would take away from the appeal of the overall property.

The proposed installation will not alter the essential characteristics of the neighborhood or impair the use of adjacent properties.

I have attached a certified plot plan showing the existing structure of the house and the pool. I have also attached pictures of my property from the street in which the top of the roof can be barely seen from the main road. The house is located 339 feet from the street to back of the house and is 45 feet above the main road.

I have spoken with the (3) adjacent neighbors and all agreed that the proposed location for the installation of a pool would not affect them or their lifestyle.

I respectfully request a hearing to demonstrate why this variance is necessary for my property.

Roger McGlocklin
610-761-3922



LOT SIZE = 227,320 SQFT (APPEX 5 ACRES)
 EXISTING IMPERVIOUS BLDG = 6,950
 EXISTING DRIVEWAY = 14,000
 TOTAL = 20,950 (9%)
 PROPOSED POOL = 880
 PROPOSED PATIO = 1,700
 TOTAL = 2,580
 NEW TOTAL = 23,430 SQFT (10.5%)

Project Info

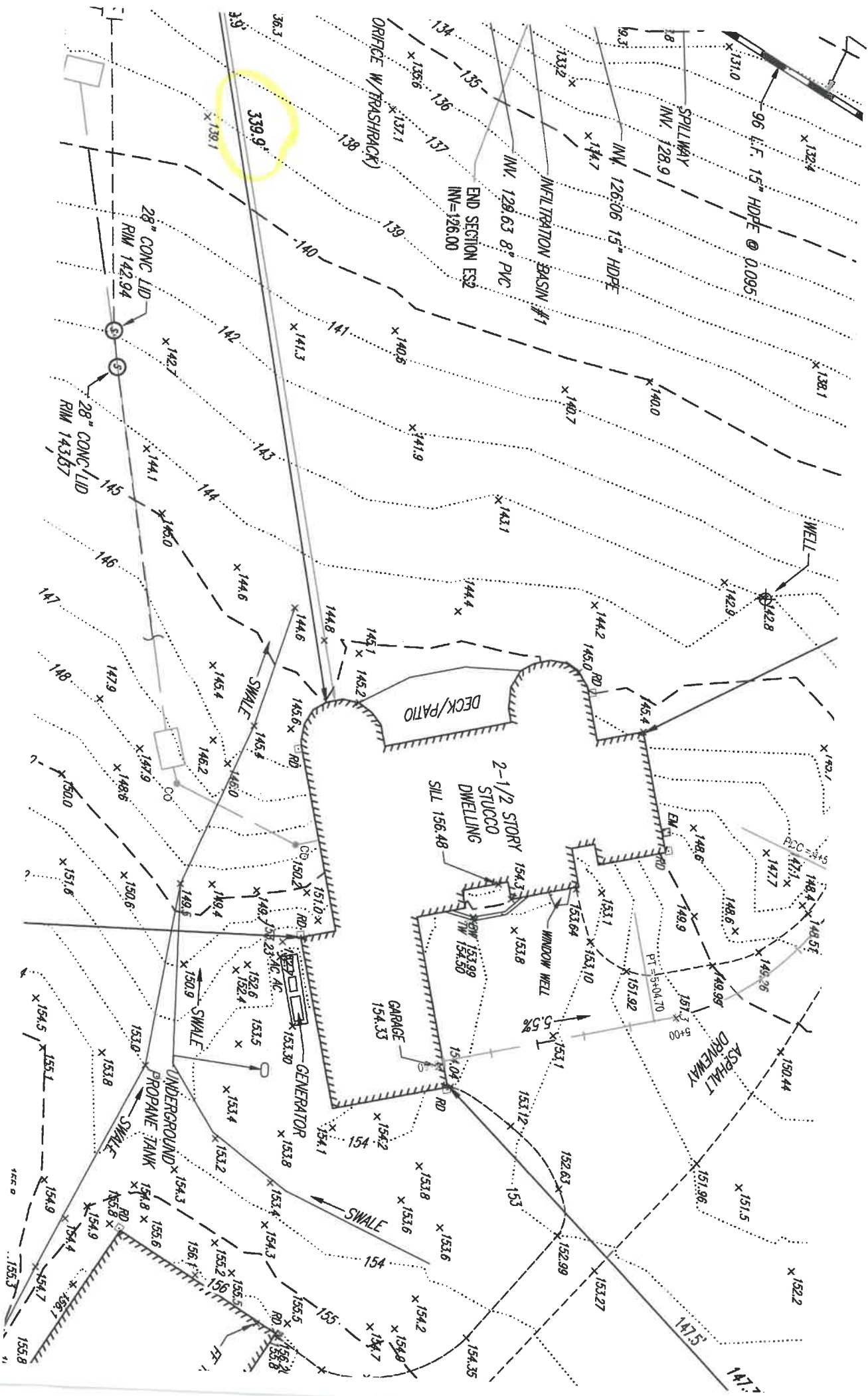
Project Name: Roger McGlockin
 New Pool
 Client Name: Roger McGlockin
 Client Email: roger@mcglockin.net
 Client Phone: 610-761-3922
 Address: 6 White Horse Lane
 City: Spring City
 State/Province: PA
 Zip/Postal Code: 19475
 Designer Name: Brian Miller
 Company Name: Dreamland
 Custom Pools

Pools

Envelope: 40' x 22'
 Perimeter: 124'
 Area: 880 ft²
 Int Surface Area: 1441.49 ft²
 Depth: 6' 6" to 3' 6" to 3' 6"
 Volume: 18,351 gallons
 Drains: 2
 Lights: 7
 Interior Finish: Wet Edge, Laguna Blue
 Tile Line: +6" 124'
 Tile Material: Tile, Slate Blue, Tile, Iridescent
 Coping Area: 128 ft²
 Coping Material: Coping, 48" Blue
 Steps/Benches: 5
 Step Linear Ft: 132'



Dreamland
 CUSTOM POOLS



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INV. 126.06 15" HDPE
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3D rendering by [unreadable]

Pic From Street



Pic From Street - Right Side



Plc From Street left hand side



