



Eileen M. Bradley  
Township Manager

# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun  
John A. Bodden, Sr.  
William B. Jones, III  
A. James Scanzillo  
Gregory T. Hood

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## Zoning Hearing Board Agenda

December 15, 2016

7:00 p.m.

### 1. Hearings:

**1.1** The application of Metro Storage New Britain, LLC, equitable owner, for the property located at 4671 County Line Road, at the northwest corner of its intersection with Maple Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-5. The property is located in the IO, Industrial/Office, zoning district.

- The Applicant proposes a two-story non-residential 107,008 square feet building containing a Self-Storage use (Use J25) on the Property. The Applicant seeks a variance from the following sections of the New Britain Township Zoning Ordinance: (1) from §27-305.J25.b.1(a) to permit the proposed Self-Storage use to be conducted on a property that is 4.34 acres, where the required minimum lot size is 5 acres; (2) from §27-305.J25.b.1(e) to permit storage units to be 35 feet high, where the maximum permitted height of any storage unit is 12 feet; (3) from §27-305.J25.b.1(f) to permit a building coverage ratio of 32.9%, where the maximum permitted building coverage ratio is 50%; (4) from §27-305.J25.b.1(g) to permit an impervious surface ratio of 61.8%, where the maximum permitted impervious surface ratio is 55%; (5) from §27-305.J25.b.1.8 to permit a building and/or structure that exceeds 6,000 square feet in size; (6) from §27-1802.b to permit a minimum lot width of 290 feet along an arterial highway, where the required minimum lot width is 300 feet; (7) §27-2400.f.2(a) to permit to permit 100% of the existing woodlands/forest on the property to be disturbed, where the maximum amount of permitted disturbance is 50%; and to permit such excess disturbance to occur without replacing trees; (8) from §§27-305.J5.b.5, §27-2800 and/or 27-2801 to permit a 50 feet wide buffer where the Property is adjacent to lands in a residential zoning district, where the required minimum buffer width is 65 feet; (9) from §27-2901 to allow less than the minimum required off-street parking spaces on the property for the proposed Self-Storage use (13 spaces proposed, when 71 are required); (10) from §27-2904.b.1 to permit the proposed parking spaces/stalls to be 9 feet wide, where the required minimum parking stall width for perpendicular/90 degrees parking spaces is 10 feet; and (11) and from §27-2904.g.5 to permit a 6 feet wide paved pedestrian walkway to directly abut three (3) exterior structural walls of the proposed building, where the required minimum setback for such paved areas from the exterior structural building wall is 3 feet.

*The next meeting of the New Britain Township Zoning Hearing Board is scheduled to take place on Thursday, January 19, 2017, beginning at 7:00 p.m. at the Township Administration Building, 207 Park Avenue, Chalfont, PA.*