



Eileen M. Bradley
Township Manager

TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun
William B. Jones, III
Gregory T. Hood
Cynthia M. Jones
Mary Beth McCabe

Zoning Hearing Board Agenda September 17, 2020 7:30 p.m.

1. Hearings:

1.1 **Continued on the record from August 20, 2020:** The application of McDonald's USA, LLC for the property located at 4272 County Line Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-5-49-5. The property is located in the C-2, Commercial, zoning district. The property is improved with a non-residential building containing a McDonald's fast-food restaurant use, with parking areas, drive aisles and a drive-through facility (use J7). The Applicant proposes a second menu board sign for the drive-through.

- The Applicant seeks a variance from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-1302.b to permit an impervious surface ratio of 81.49% on the property, where the maximum ratio permitted by right is 65%, and the property presently has a non-conforming ratio of 81.2%; and (b) from §27-2611.A.4 to permit a directional sign that is 20 square feet in area, where the maximum area permitted by right is 4 square feet.

1.2. The application of Distinctive Landscaping, Inc., and Steven F. White for the property located at 619 North Limekiln Pike, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-119. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1) and an accessory pole barn. The property is also used for two (2) existing lawful accessory non-conforming non-residential uses: warehousing (use K3) and truck terminal (use K6).

- The Applicants propose to change the two existing nonconforming K3 and K6 uses to a single non-conforming landscape contracting use (use K5). The Applicants seek a special exception pursuant to New Britain Township Zoning Ordinance §27-2304 and §27-3103 to permit the change from the existing non-conforming K3 and K6 uses to the proposed non-conforming K5 use.

1.3. The application of Marie J. Schmidt and Auriel Goldschmidt for the property located at 338-340 Park Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-11-66-1. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1), an accessory residential garage, and a non-residential building. The non-residential building is used for an animal hospital use (use A11) and/or veterinary office use (use I2).

- The Applicants propose to change the existing use of the non-residential building to a special personal services licensed massage therapist use (use J33). The Applicants seek the following alternative relief from the New Britain Township Zoning Ordinance: (a) a special exception pursuant to §27-2304 and §27-3103 to permit the change from the existing non-conforming I2 use to the proposed non-conforming J33 use; and/or (b) a variance from §27-501 to change the permitted A11 use to the proposed J33 use, where a J33 use is not permitted in the WS zoning district.

2. Other Business:

3. Adjournment:

The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, September 29, 2020 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.