



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 November 19, 2020 7:00 p.m.

1. Hearings:

1.1. The application of Anthony McElroy for the property located at 300 Pheasant Run Drive, New Britain Township, identified as Tax Map Parcel No. 26-28-57. The property is located in the RR, Residential, zoning district. The property is improved with a single-family detached dwelling developed as part of a cluster subdivision (use B2). The Applicant proposes an accessory storage shed (use H2) on the property.

- The Applicant seeks variances from and/or interpretations of the following sections of the New Britain Township Zoning Ordinance: (a) from §27-305.H2.a to permit the storage shed to be 216 square feet in floor area, where the maximum permitted building coverage for a storage shed is 200 square feet; (b) from §27-305.H2.b.1 to permit the storage shed to be within the property's front yard along Pueblo Road; and (c) from §27-902.c.1 and 2 to permit the storage shed to be within the minimum front yard setback; and to permit the storage shed to be located next to the side wall of the existing dwelling, where the shed is required to be at least 15 feet from the rear and side of the primary dwelling.

1.2 The application of Butler Pike Properties, L.P., for the property located along the north side of West Butler Avenue, between Cedar Hill Road and Airy Avenue, and across from Highlands Drive, New Britain Township, identified as Tax Map Parcel No. 26-5-23. The property is located in the C-1, Commercial, zoning district.

The property is unimproved. The Applicant proposes a mixed-project consisting of a 14,800 square feet building containing a medical office use (use I1), and forty (40) single-family attached residential dwelling units (use B5) in 7 buildings, together with parking areas, drive aisles, stormwater management facilities and related improvements.

- The Applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-300.a to conduct more than one principal use on a single property; (b) from §27-505.B.B5.b.2 to permit each residential lot to have a lot width of 24 feet, where the required minimum lot width is 26 feet; (c) from §27-B.B5.b.4 and/or §27-1202.b to permit an impervious surface ratio of 58.4%, where the maximum impervious surface ratio permitted by right for a property improved with a B5 use is 35%, and the maximum impervious surface ratio permitted on a site in the C-1 zoning district is 70%; (d) from §27-1201 to conduct the B5 use on the property, where such use is not permitted in the C-1 zoning district; (e) from §27-2400.f.2 to permit more than 50% of the existing woodlands on the property to be disturbed, where the maximum amount of permitted disturbance is 50%; and to permit disturbance in excess of 20% of the existing woodlands without planting replacement trees; (f) from §27-2801 to permit a 36 feet wide buffer on the property where the property abuts a tract that is in the RR zoning district, where the required minimum width of the buffer is 45 feet; and (g) from §27-2904.g.5 to permit the paved area along the rear of the non-residential building to be set back 1 foot from the building wall, where the required minimum setback for such paved areas from the exterior structural building wall is 20 feet.

2. Other Business:

3. Adjournment:

The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, December 17, 2020 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.