



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

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## Zoning Hearing Board Agenda December 17, 2020 7:00 p.m.

### **1. Hearings:**

**1.1.** The application of Jennifer Galiani for the property located at 306 Rowland Lane, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-1-40-14. The property is located in the SR-2, Suburban Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1).

- The Applicant proposes a multi-level paver patio behind the dwelling. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-802.b. to permit an impervious surface ratio of 28.7% on the property, where the maximum impervious surface ratio permitted by right is 25%.

**1.2.** The appeal and application of Thomas Gruszka for the property located at 510 Lexington Avenue, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-6-45. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling developed as part of a cluster subdivision (use B2).

- The Applicant proposes to rebuild and replace an existing deck with a 3 season room with a roof. The Applicant appeals the Zoning Officer's October 2, 2020 Determination denying a zoning permit application for the proposed construction as a continuation and/or expansion of a non-conforming structure. The Applicant alternatively (a) seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-2303.a to permit the

extension of a non-conforming structure; and/or (b) seeks a variance from New Britain Township Zoning Ordinance §27-903.a to permit a front yard setback of 35 feet 4 inches, where the required minimum front yard setback is 40 feet.

**2. Other Business:**

**3. Adjournment:**

*The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, January 21, 202 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.*