



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 February 20, 2020 7:00 p.m.

1. Reorganization:

- 1.1 Nomination and appointment of Temporary Chair
- 1.2 Nomination and appointment of Chair
- 1.3 Nomination and appointment of Vice-Chair

2. Hearings:

2.1 Continued from November 21, 2019: The amended application of 84 Schoolhouse Road, L.P., for the property located at 84 Schoolhouse Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-5-3. The property is located in the RR, Residential, zoning district. The property is currently improved with a single-family detached dwelling (use B1). The majority of the property is unimproved. The Applicant proposes a use B3, Single-Family Semidetached Dwelling, residential subdivision of the property, containing 12 dwelling units.

- The Applicant seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-901.b and §27-3103 to permit the proposed B3 use on the property in the RR zoning district. The Applicant also seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-903.a and §27-2101.a to permit lot areas of less than the required minimum 15,000 square feet; (b) from §27-903.a and §27-2103 to permit lot widths of less than the required minimum 75 feet; (c) from §27-903.a and §27-2105 to permit front yard setbacks of less than the required minimum 50 feet; (d) from §27-2105 and §27-2108.f.3 to permit rear yard setbacks of less than the required minimum 60 feet (developer);

(e) from §27-2108.f.3 to permit building coverage ratios on the individual lots in excess of the maximum 12% ratio permitted by right (developer); (f) from §27-2108.f.3 to permit impervious surface ratios on the individual lots in excess of the maximum 26% permitted by right (developer); (g) from §27-2400.f.1 to permit more than 20% of the existing woodlands/forest on the Property to be disturbed, where the maximum amount of permitted disturbance is 20% (80% protection); and (h) from §27-2113 and §27-2401.b. to permit building envelopes on the lots less than the required minimum 10,000 square feet and to permit buildings to be erected on such lots and in such building envelopes.

3. Other Business:

4. Adjournment:

The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, March 19, 2020 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.