



# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

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## Zoning Hearing Board Agenda August 20, 2020 7:30 p.m.

### 1. Hearings:

**1.1.** The application of Robert and Kathleen Ferrall for the property located at 209 Creek Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-11-110. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1).

- The Applicants propose an accessory non-commercial swimming pool use (use H4), pool coping, pool house, pool patio and elated improvements on the properties. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-502.b.1(h)2) to permit an impervious surface ratio of 21.5%, where the maximum impervious surface ratio permitted by right is 8% (applicable to resident).

**1.2.** The application of Edward Mortimer for the property located at 55 Curley Mill Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-92. The property is located in the SR-2, Suburban Residential, zoning district. The Applicant proposes to subdivide the property into 2 lots. One lot will contain the existing residential dwelling. The new lot will be a flag lot and will contain a new single-family detached dwelling (use B1).

- The Applicant seeks a variance from and/or an interpretation of the following sections of the New Britain Township Zoning Ordinance: (a) from §27-2104.a.2 to permit the new lot to be a residential lane lot with a lot area of 7.32 acres, where the required minimum lot area for a

residential lane lot (excluding the lane) is 10 acres; (b) from §27-2112 to allow previously protected wetlands to count toward the required resource protection land; and (c) from §27-2400.d to allow a sanitary sewer lateral to encroach with the delineated wetlands.

**1.3.** 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.

## **2. Other Business:**

## **3. Adjournment:**

*The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, September 17, 2020 beginning at 7:30 p.m. at the Township Building, 207 Park Avenue, Chalfont.*