



# New Britain Township

## Zoning Hearing Board

### Zoning Hearing Board Agenda

April 21, 2022

7:00 p.m.

#### 1. Hearings

This hearing, this day, Thursday, April 21, 2022 at 7:00 p.m. the New Britain Township Zoning Hearing Board is holding a public hearing at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications:

1.1. The application of 101 Independence Lane Associates, LLC, equitable owner, for the property located at 101 (aka 141) Independence Lane, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-100-11. The property is located in the IO, Industrial/Office, zoning district. The property is unimproved. The Applicant proposes a non-residential 92,825 square feet building containing a Warehousing (Use K3) on the Property. The Applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance:

- A. **§27-1802.a** to permit the building to be 42 feet high, where the maximum permitted height of any building or use is 35 feet
- B. **§27-2901.K** to allow less than the minimum required off-street parking spaces on the property for the proposed Warehousing use (53 spaces proposed, when 186 are required)
- C. **§27-2904.g.5** to permit paved areas to be 9.3 feet from exterior structural walls of the proposed building, 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, May 19, 2022 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.*