



New Britain Township

Zoning Hearing Board

Zoning Hearing Board Agenda

June 16, 2022

7:00 p.m.

1. Hearings

This hearing, this day, Thursday, June 16, 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 Eric Guli and Heather Rollins for the property located at 41 Clearview Avenue, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-9-33. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicants propose an addition to the side of the existing dwelling, and a covered porch to the front of the existing dwelling. The Applicants seek a variance from the following section of the New Britain Township Zoning Ordinance:

A. **27-902.b** to permit a front yard setback of 41.1 feet for the covered porch addition, where the required minimum front yard setback is 50 feet.

1.2. The application of Stephen and Gina Wherry for the property located at 141 Cheese Factory Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-11-57-1. 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 outdoor pavilion, concrete hot tub pad and widened driveway. The Applicants seek a variance from the following section of the New Britain Township Zoning Ordinance:

B. **§27-502.b.1(h)1** to permit an impervious surface ratio of 17.41% on the property, where the existing ratio is 13.49%, and the maximum impervious surface ratio permitted by right is 12%.

2. Other Business

3. Adjournment

The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, July 21, 2022 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.