

DATE OF DECISION: 10/25/21

DATE OF MAILING: 10/25/21

**BEFORE THE NEW BRITAIN TOWNSHIP
ZONING HEARING BOARD**

**RE: APPLICATION OF PAUL AND SUSAN LOGAN
FOR THE PROPERTY LOCATED AT 12 NEWVILLE ROAD,
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA,
FURTHER IDENTIFIED AS TAX MAP PARCEL NO. 26-3-20**

FINDINGS OF FACT

1. On Thursday, September 16, 2021, at 7:00 p.m. at the New Britain Township Building, 207 Park Avenue, Chalfont, New Britain Township, the New Britain Township Zoning Hearing Board (“Board”) held a duly noticed hearing on the application of Paul and Susan Logan (the “Applicants”).

2. The Applicants are the record co-owners of the property located at 12 Newville Road, New Britain Township, also known as Bucks County Tax Map Parcel No. 26-3-20 (the “Property”). The Property is the subject of the instant application.

3. Notice of the September 16, 2021, hearing was published in advance of the hearing in the Thursday, September 2, 2021, and Thursday, September 9, 2021, editions of The Intelligencer, a newspaper publication of general circulation in New Britain Township. *See* Exhibit B-7.

4. Notice of the September 16, 2021, hearing was sent by first class mail on August 31, 2021, by Kelsey Harris (“Harris”), the New Britain Township Zoning Officer, to (a) all record owners of properties within New Britain Township surrounding the Property; and (b) to the adjoining municipality for any surrounding properties that are located in that municipality. *See* Exhibit B-10.

5. Harris posted notice of the September 16, 2021, hearing on the Property on September 8, 2021, at 11:35 a.m. *See* Exhibit B-11.

6. As the record co-owners of the Property, the Applicants have the requisite standing to prosecute this zoning hearing board application.

7. The Property is located in the RR, Residential, zoning district under the current New Britain Township Zoning Ordinance (the “Zoning Ordinance”).

8. The Property is vacant and unimproved. The Applicants propose a single-family detached dwelling (use B1) on the Property. A single-family detached dwelling (use B1) is permitted by right in the RR zoning district. *See* Zoning Ordinance §27-901.a.

9. To permit the dwelling, the Applicants seek variances from the following sections of the Zoning Ordinance:

- a. from §27-902.b, §27-2101 and §27-2102.a.1 to permit construction of a new single-family detached residential dwelling on an existing lot with a lot area of 0.57 acres, where the required minimum lot area in the RR district is 1 acre, and the required minimum lot area for a pre-existing undersized lot in the RR district is 0.8 acres;
- b. from §27-902.b and §27-2103 to allow a single-family detached dwelling on a lot with a lot width at the front building setback line of 145.92 feet, where the required minimum lot width at the front building setback line is 150 feet;
- c. from §27-902.b to allow a single-family detached dwelling on a lot with a lot depth of 170 feet, where the required minimum lot depth is 180 feet;
- d. from §27-2102.a.4 to allow the aggregate of the front and rear yards to be 47% of the lot depth, where the required minimum aggregate is 60%; and
- e. from §27-2102.a.5 to allow the aggregate of the side yards to be 20.7% of the lot width, where the required minimum aggregate is 40%.

10. Alternatively, the Applicants appeal the Zoning Officer’s determination dated August 6, 2021 (the “Determination”) denying their zoning permit application to construct a new single-family detached dwelling on the Property pursuant to the B2, Cluster Subdivision, dimensional standards.

11. Introduced as exhibits at the zoning hearing are the documents identified on Schedule A attached to this decision. Schedule A is incorporated by reference as though fully set forth herein at length.

12. Paul Logan (“Paul”), a co-Applicant, and Ryan Logan (“Ryan”), the Applicants’ son, testified in support of the application.

13. Ryan stated, and the Board finds, that he and his family intend to occupy the proposed dwelling. Paul stated, and the Board finds, that the Applicants have executed a deed conveying the Property to Ryan and his spouse. This deed is not presently recorded.

14. The following individuals requested and were granted party status to the application:

- a. Thomas Cuce (“Cuce”), 25 Newville Road, New Britain Township.
- b. Emidio and Gabriele Cimini (collectively “Cimini”), 4 Newville Road, New Britain Township.

15. Cuce owns and lives on the tract directly across Newville Road from the Property. Cimini owns and lives on the lot at the intersection of Newville Road and New Galena Road (the “Cimini Lot”). The Cimini Lot is 1 tract removed from the Property. *See* Exhibits B-14, Viewer; and A-2, Site Plan.

16. The Property is lot 4 in the 4-lot survey plan for George N. Carlin dated May 20, 1957 (the “Carlin Plan”). The Carlin Plan creating the Property is recorded in the Office of the Recorder of Deeds in Plan Book 7, page 46. *See* Exhibits A-1, Deed; and B-2, Carlin Plan.

17. The Carlin Plan predates zoning regulations in New Britain Township. Harris stated, and the Board finds, that New Britain Township enacted its first zoning map and ordinance on December 2, 1958. *See* Exhibits B-12, 1958 Zoning Map; and B-13, 1958 Zoning Ordinance.

18. The Property’s gross site area is 30,000 square feet. Excluding the area within the ultimate right-of-way of Newville Road, the Property’s base site area is 24,936.3 square feet (0.57 acres). *See* Exhibits B-4 and A-2, Site Plan.

19. At this size, the Property lacks the required minimum lot area for a tract in the RR zoning district proposed to be improved with a B1 use. Generally, the minimum lot size for a property in the RR zoning district is 1 acre. *See* Zoning Ordinance §27-902.b.

20. However, subject to certain other regulations, the minimum lot area is 0.8 acres for a property in the RR zoning district lawfully existing by recorded plan or deed prior to the effective date of the relevant Zoning Ordinance(s) provisions and proposed to be improved with a single-family detached dwelling. *See* Zoning Ordinance §27-2102.a.1.

21. Harris stated, and the Board finds, that the Property was lawfully in existence by virtue of the Carlin Plan in 1957 prior to adoption of the Zoning Ordinance provision(s) establishing the 1 acre minimum lot area. *See* Zoning Ordinance §27-2102.a.1.

22. The Property is shaped like a rectangle. The Property has 145.92 feet of frontage along the ultimate right-of-way line of Newville Road. On the Carlin Plan, the front lot line is 150 feet long, but is measured along the center line of Newville Road. *See* Exhibits A-2, Site Plan; and B-2, Carlin Plan.

23. Along the Property’s frontage, Newville Road has an ultimate right-of-way of 30 feet from the centerline of the cartway. *See* Exhibits A-2, Site Plan; and B-2, Carlin Plan.

24. The Property’s rear lot line is 147.45 feet in length. On the Carlin Plan, this rear lot line is shown as 150 feet long. *See* Exhibits A-2, Site Plan; and B-2, Carlin Plan.

25. To the right-of-way line, the side lot lines are 170.01 feet and 170.1 feet long. On the Carlin Plan, the side lot lines are 200 feet long, but are measured to the center line of Newville Road. *See* Exhibits A-2, Site Plan; and B-2, Carlin Plan.

26. Ordinarily, the required minimum lot depth for a parcel in the RR zoning district is 180 feet. *See* Zoning Ordinance §27-902.b.

27. The Property’s lot width at the proposed front building setback line is not specified on the definitive plan (Exhibit A-2). Paul stated, and the Board finds, that this dimension is roughly 145 feet. *See* Exhibit A-2, Site Plan.

28. Generally, the required minimum lot width at the front building setback line for a parcel in the RR zoning district is 150 feet. *See* Zoning Ordinance §27-902.b.

29. Paul and Ryan stated, and the Board finds, that the proposed building envelope has front and rear yard setbacks of 40 feet each. The side yard setbacks are each 15 feet.¹ *See* Exhibit A-2, Site Plan.

30. The standard required minimum front and rear yard setbacks for a parcel improved with a B1 use in the RR zoning district are 50 feet and 75 feet, respectively. Minimum required side yards must be 25 feet. *See* Zoning Ordinance §27-902.b.

31. For lawful pre-existing lots, the aggregate of the proposed front and rear yards must be at least 60% of the total lot depth or meet the normal requirements of the RR zoning district. In no case may either the front or rear yard setback be less than 30 feet. *See* Zoning Ordinance §27-2102.a.4.

32. Paul and Ryan stated, and the Board finds, that the proposed combined 80 feet front and rear yard setbacks is 47% of the Property's existing 170 feet lot depth. The respective 40 feet front and rear yard setbacks satisfy the 30 feet minimum requirement. *See* Exhibit A-2, Site Plan.

33. For lawful pre-existing lots, the sum of the side yards must be at least 40% of the total lot width or meet the normal requirements of the RR zoning district. In no case may either side yard setback be less than 15 feet. *See* Zoning Ordinance §27-2102.a.5.

34. Paul and Ryan stated, and the Board finds, that the proposed 30 feet aggregate of the side yards is 20.7% of the Property's existing 145 feet lot depth. The proposed 15 feet setback for each side yard satisfies the 15 feet minimum requirement. *See* Exhibit A-2, Site Plan.

35. Paul stated, and the Board finds, that based on the Property's size, these are the minimum dimensions needed to provide sufficient space for the dwelling, to permit usable yards, and to allow areas for the dwelling to naturally expand. *See* Exhibit A-2, Site Plan.

36. Paul and Ryan stated, and the Board finds, that due to the Property's existing physical features and characteristics, no location exists on the Property to locate the dwelling in full compliance with the Zoning Ordinance's various dimensional standards.

37. Paul and Ryan stated, and the Board finds, that the proposed modest-sized dwelling will contain approximately 2,250 square feet of living space. It will be located in center of the Property. *See* Exhibits A-2, Site Plan; and A-8, Engineer Review Letter.

38. A driveway accessing Newville Road will connect to a front entry 2-car garage. A rain garden stormwater management BMP facility will be between the driveway and the western side lot line. *See* Exhibit A-2, Site Plan.

39. A covered porch will extend along the entire length of the front wall. A walkway will connect the driveway to the front porch. An area for a patio will be reserved along the rear building wall. *See* Exhibit A-2, Site Plan.

¹ The Board notes that the yards shown on Exhibit A-2, *when measured to the dwelling's walls*, exceed these figures. However, if the relief is limited to the proposed *dwelling wall* setback instead of the *building line setback*, then a variance will be required for most subsequent improvements to the Property outside the dwelling's footprint. The Board finds that result to be impractical. *See* Zoning Ordinance §27-201; *see also* Exhibits A-2 and A-9.

40. Paul stated, and the Board finds, that the proposed 16.49% impervious surface and 10.51% building coverage ratios comply with the Zoning Ordinance. In the RR zoning district, the maximum permitted impervious surface and building coverage ratios for a lot are 25% and 15%, respectively. *See* Zoning Ordinance §27-902.b and §27-2102.a.3.

41. Regarding sanitary sewage disposal, Paul stated, and the Board finds, that the Property will be served by the public sewer system owned and operated by the Chalfont-New Britain Township Joint Sewage Authority (the “Authority”).

42. Paul stated, and the Board finds, that a sewer main runs behind the Property through lands that are also owned by the Applicants. The Applicants have obtained the necessary sewage capacity authorization from the Authority. *See* Exhibit A-2, Site Plan.

43. Paul and Ryan stated, and the Board finds, that potable water will be supplied through a private well. Paul stated that a 600 feet deep well has been dug pursuant to permits issued by the Bucks County Department of Health and New Britain Township. *See* Exhibits A-2, Site Plan; and A-6, Permit.

44. Cuce and Cimini expressed their concerns regarding the impact the Property’s new well may have on their existing wells. Paul and Ryan stated that the new well was purposely dug deeper so as to tap a separate aquifer.

45. The Property is surrounded by other lands that are zoned and used for residential purposes. Each of the 3 other tracts in the Carlin Plan have lot areas similar to the Property, and are improved with single-family detached dwellings. *See* Exhibits B-2, Carlin Plan; and B-14, Viewer.

46. Due to the Property being a pre-existing non-conforming lot as to area, width and depth, the Property lacks any location to build a single-family detached dwelling in compliance with the Zoning Ordinance’s dimensional regulations.

47. The Property contains unique physical characteristics that support relief for the variances requested by the Applicants to permit the construction of a single-family detached dwelling and related improvements on the Property. *See* Exhibit A-2, Site Plan.

48. The Zoning Ordinance’s lot area, width, depth and setback minimum criteria impose a hardship on the Property and the Applicants in that these provisions prevent the installation of a reasonably-sized single-family detached dwelling and related improvements on a lawful pre-existing non-conforming lot.

49. Subject to the conditions imposed herein, the proposed single-family detached dwelling, its size and location, is harmonious with the Property’s size and consistent with uses of other properties in the surrounding neighborhood.

50. Lastly, the Board finds that Applicants are not entitled to equitable relief, and thus a reversal of the Determination, due to the September 9, 2021, communication from Harris indicating that the B2, Cluster Subdivision, dimensional standards apply to the Property and the proposed dwelling. *See* Exhibit A-5, Email.

51. The Board finds that traditional grounds exist for the variances needed to construct the proposed single-family detached dwelling on the on the Property. As such, the Board finds that the appeal is moot.

52. Notwithstanding that finding, the proposed use is 1 single-family detached dwelling. The Applicants are not proposing a “cluster subdivision” for the Property. The Board finds that is plainly a B1 use, and not a B2 use, under the Zoning Ordinance.

53. The Board finds that the Property cannot logically be considered to have been part of a cluster subdivision when created in 1957. The aggregate site area of the 4 tracts in the Carlin Plan is well below the required minimum 10 acres. *See Exhibit B-2, Carlin Plan; see also Zoning Ordinance §27-305.B2.b.2(a).*

54. Moreover, the Board finds that all the Applicants’ professed expenditures, namely professional fees, sewage permitting, and costs to drill the on-site well, would have been incurred regardless of whether the B1 or B2 standards applied. As such, the Applicants’ equitable estoppel claim must fail.

CONCLUSIONS OF LAW

1. Required public notice of the date, time and location of the September 16, 2021, hearing was made by sufficient advanced publication, posting and mailing to affected property owners.

2. A “non-conforming lot” is defined as “a lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the [Zoning Ordinance] but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.” *See Zoning Ordinance §27-201.*

3. The Property was lawfully created in 1957 pursuant to the Carlin Plan. The Board concludes that the Property became a “non-conforming lot” when the RR zoning district criteria were enacted. The Property remains a “non-conforming lot” today. *See Zoning Ordinance §27-902.b.*

4. Non-conforming lots are subject to the provisions of Zoning Ordinance §27-2102.a. That section authorizes construction of a single-family detached dwelling if the following relevant criteria are met:

- a. The lot was lawful when created;
- b. The lot was created prior to the effective date of the Zoning Ordinance;
- c. The lot was in separate ownership duly recorded by plan or deed;
- d. The lot is not less than .8 acres in the RR zoning district;
- e. The lot, if not served by public water and/or sanitary sewer, shall meet all requirements of the Bucks County Department of Health;

- f. The percentage of the lot area covered by the detached dwelling shall not exceed 15% of the lot;
- g. The front and rear yards shall aggregate at least 60% of the total lot depth, or meet the normal requirements of the RR zoning district, but in no case shall the front or rear yard be less than 30 feet; and
- h. The side yards shall aggregate at least 40% of the total lot width or meet the normal requirements of the RR zoning district, but in no case shall either side yard be less than 15 feet.

5. In order to show entitlement to a variance, use or dimensional, an applicant must demonstrate all the following elements:

- a. an unnecessary hardship stemming from unique physical characteristics or conditions will result if the variance is denied;
- b. because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and a variance is necessary to enable the reasonable use of the property;
- c. the hardship has not been created by the applicant;
- d. granting the variance will not alter the essential character of the neighborhood nor be detrimental to the public welfare; and
- e. the variance sought is the minimum that will afford relief.

6. The Board finds that all the requested variances are dimensional in nature. A dimensional variance involves a request to adjust or vary a zoning ordinance provision by degree to be able to otherwise use a property consistent with the regulations. *See Dunn v. Middletown Township Zoning Hearing Board*, 143 A.3d 494 (Pa Commw. 2015); *see also Constantino v. ZHB of Forest Hills Borough*, 636 A.2d 1266 (Pa. Commw. 1994).

7. An applicant can demonstrate “unnecessary hardship” for a use or dimensional variance by showing that: (a) a property’s physical characteristics are such that the property cannot be used for any permitted use or purpose; (b) the property can only conform to a permitted use or purpose at prohibitive expense; or (c) that the property has either no value or only distress value for any permitted purpose. *See Nowicki v. Zoning Hearing Board of Monaca Borough*, 91 A.3d 287 (Pa. 2014).

8. A dimensional variance is subject to a lesser standard of proof to establish unnecessary hardship than a use variance. *See Hertzberg v. Zoning Board of Adjustment of City of Pittsburgh*, 721 A.2d 43 (Pa. 1998) (when seeking a dimensional variance within a permitted use, the owner is asking only for a *reasonable adjustment* of the zoning regulations. The grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation).

9. When deciding whether a hardship has been established in dimensional variance cases, the *Hertzberg* rationale authorizes the Board to consider multiple factors, including the characteristics of the surrounding neighborhood. *See Hertzberg, supra*, at 47.

10. Nevertheless, the reasons for granting a variance must be substantial, serious and compelling. The party seeking the variance bears the burden of proving that (a) unnecessary hardship will result if the variance is denied; and (b) the proposed use will not be contrary to the public interest. *See Wilson v. Plumstead Township Zoning Hearing Board*, 936 A.2d 1061 (Pa. 2007).

11. The Board concludes that the Property's lawful non-conforming status, and its existing undersized area, width and depth, establish a hardship under the *Hertzberg* standard sufficient to justify the variances requested.

12. The Board concludes that the Applicants have established, by substantial and credible evidence, that an unnecessary hardship will result if the dimensional variances are refused due to the unique physical circumstances and conditions of the Property.

13. For purposes of determining whether the Property qualifies under Zoning Ordinance §27-2102.a to allow construction of a single-family detached dwelling, the Board concludes that the Property was "lawful when created" in 1957, prior to the enactment of the 1958 Zoning Ordinance.

14. The Board concludes that Paul and Ryan credibly testified that the Property and dwelling will meet all the requirements of the Bucks County Health Department for the on-lot septic system. *See Zoning Ordinance §27-2102.a.2*.

15. The Board concludes that variances are warranted from Zoning Ordinance §27-902.b, §27-2101 and §27-2102.a.1 to permit construction of the single-family detached dwelling on the Property with an existing lot area of .57 acres. The Property's lot area has existed since its inception in 1957.

16. The Board concludes that variances are warranted from Zoning Ordinance §27-902.b and §27-2103 to permit construction of the single-family detached dwelling on the Property with an existing lot width at the front building setback line of 145 feet, and an existing depth of 170 feet.

17. Like its area, the Property's lot width and depth dimensions have remained unchanged since 1957.

18. The Board concludes that variances are warranted from Zoning Ordinance §27-2102.a.4 to permit the front and rear yard setback dimensions to each be 40 feet; and the aggregate of these yards to be 47% of the Property's existing lot depth.

19. The Board concludes that variances are warranted from Zoning Ordinance §27-2102.a.5 to permit each side yard setback to be 15 feet; and the aggregate of these yards to be 20.7% of the Property's existing lot width.

20. Critical to the Board's conclusions is that many of the tracts in the Property's immediate vicinity have similar lot area, width and depth dimensions. Moreover, many of these surrounding tracts are improved with existing single-family detached dwellings. *See* Exhibit B-14, Viewer.

21. Provided the Applicants comply with the reasonable conditions attached to the relief granted herein, the Applicants have met the Zoning Ordinance and Pennsylvania law requirements for the variances, including hardship, to construct and install a single-family detached dwelling on the Property as set forth in the definitive Site Plan. *See* Exhibit A-2, Site Plan.

22. The relief granted and approved variances will not alter the essential character of the neighborhood in which the Property is located nor substantially impair the appropriate use or development of adjacent properties.

23. The relief granted and approved variances will not be detrimental to the public welfare.

24. The conditions and circumstances imposing a hardship upon the Property for the approved variances are not of the Applicants' own doing.

25. The relief granted and approved variances represent the minimum variances that will afford relief and represent the least modification of the zoning regulations under the circumstances.

DECISION

AND NOW, this 25th day of October, 2021, upon consideration of the foregoing Findings of Fact and Conclusions of Law, the New Britain Township Zoning Hearing Board hereby **GRANTS** the Applicants' requests for variance relief from the Zoning Ordinance as follows:

1. A variance is granted from §27-902.b, §27-2101 and §27-2102.a.1 to permit a single-family detached residential dwelling on the Property with an existing lot area of .57 acres;
2. A variance is granted from §27-902.b and §27-2103 to permit a single-family detached residential dwelling on the Property with a lot width at the front building setback line of 145 feet;
3. A variance is granted from §27-902.b to permit a single-family detached residential dwelling on the Property with a lot depth of 170 feet;
4. A variance is granted from §27-2102.a.4 to allow front and rear yard setbacks of 40 feet each; and to permit the aggregate of these setbacks to be 47% of the lot depth;
5. A variance is granted from §27-2102.a.4 to allow side yard setbacks of 15 feet each; and to permit the aggregate of these setbacks to be 20.7% of the lot depth; and
6. The Board denies the Applicants' appeal from the Determination of the Zoning Officer.

The relief granted above is subject to the following conditions:

a. The proposed single-family detached dwelling proposed for the Property, its dimensions, size, location and appearance, shall be in accordance with the definitive plan identified as Exhibit A-2, and the related and supporting evidence, exhibits, representations and credible testimony made at the hearing.

b. This decision does not waive any requirements of any other applicable New Britain Township Ordinance(s); and the proposed use(s) and/or improvement(s) must meet all other applicable federal, state, county and New Britain Township regulations and codes.

The signatures of the New Britain Township Zoning Hearing Board members that appear on the following page attached hereto and incorporated herein, confirms the Board's decision and order.

By: /s/ Thomas J. Walsh III, Esq.

Date: 10/25/21

Thomas J. Walsh III, Esquire
Solicitor, New Britain Township Zoning Hearing Board
3655 Route 202, Suite 105
Doylestown, PA 18902

Note to Applicant: This Decision is NOT an authorization to build. Zoning and building permits must be obtained from New Britain Township prior to the commencement of any construction.

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SCHEDULE A – TABLE OF EXHIBITS

Exhibit	Description
B-1	Zoning Hearing Board application dated 8/13/21. Attachments to Application: <ul style="list-style-type: none">• Deed dated 7/23/2012 (same as Exhibit A-1)• Email correspondence dated 9/8/20 (same as Exhibit A-5)• List of surrounding property owners
B-2	Plan of Property Surveyed for George N. Carlin, dated February 15, 1954 (same as Exhibit A-4)
B-3	Zoning Officer Determination dated 8/6/2021 (same as Exhibit A-3)
B-4	Site Plan, consisting of 3 sheets, prepared by C&C Engineering, dated 6/4/21
B-5	Letter to The Intelligencer dated 8/30/21 forwarding public notice of the 9/16/21 hearing for publication
B-6	Public Notice of the hearing on 9/16/21
B-7	Proof of publication of public notice in 9/2/21 and 9/9/21 editions of The Intelligencer
B-8	Letter to Applicants dated 8/30/21 providing notice of the 9/16/21 hearing
B-9	List of the record owners of all properties surrounding the Property (TMP No. 26-3-20)
B-10	Affidavit of mailing to property owners – notice mailed on 8/31/21
B-11	Affidavit of posting of public notice at property – notice posted on 9/8/21 at 11:35 a.m.
B-12	Zoning Map of New Britain Township, 1958
B-13	1958 Zoning Ordinance, R-1 District and Non-Conforming Lot regulations
B-14	Bucks County Viewer Aerial and Map
A-1	Deed dated 7/23/2012 (same as in Exhibit B-1) for TMP No. 26-3-20 (Property)
A-2	Site Plan, consisting of 4 sheets, prepared by C&C Engineering, dated 6/4/21, last revised 7/6/21
A-3	Zoning Officer Determination dated 8/6/2021 (same as Exhibit B-3)

Exhibit	Description
A-4	Plan of Property Surveyed for George N. Carlin, dated February 15, 1954 (same as Exhibit B-3)
A-5	Email correspondence dated 9/8/20 (same as in Exhibit B-1)
A-6	Building Permit No. 2021-11489-W1, issued for new well on property
A-7	Adequacy Letter from Bucks County Conservation District, dated 7/21/2021
A-8	Plot Plan Review Letter #1, Gilmore & Associates, Inc., dated 8/3/2021
A-9	Summary of variance relief / table

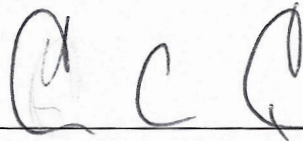
New Britain Township
Zoning Hearing Board

Signature Page

Re: Paul and Susan Logan
12 Newville Road
New Britain Township
TMP No. 26-3-20

Date: OCTOBER 25, 2021


Chuck Coxhead, Chair



Cathy Basilli, Vice Chair



Jim Scanzillo, Member



Scott Fischer, Alternate Member

