



# New Britain Township

## Zoning Hearing Board

### Zoning Hearing Board Agenda

November 20, 2025

7:00 p.m.

#### HEARINGS

**1. Appeal #2025-03 – 31 N Chapman**

Application of Douglas Boylan, for the property located at 31 N. Chapman Road, Doylestown, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Number 26-012-056-002. The property is in the WS – Watershed District. The applicant proposes to construct an eight-foot fence in the front, side and rear yards. The applicant seeks a variance from Section 27-305.H.H3.b(1)(a) to permit a fence height of 8 feet in the front yard, instead of the permitted height of 4 feet. The applicant seeks a variance from Section 27-305.H.H3.b(1)(c) to permit a fence height of 8 feet in the side and rear yard, instead of the permitted height of 6 feet.

**2. Appeal #2025-5 – 102 Morningside Circle**

Application of Jordan and Michelle Rabin for the property located at 102 Morningside Circle, Chalfont, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Number 26-010-056. The property is in the SR-1 – Suburban Residential District. The applicant proposes to construct a sunroom at the rear of the existing single-family residence. The applicant seeks a variance from Section 27-2105 of the zoning ordinance to permit the sunroom to be constructed within the 40-foot rear yard setback.

**3. Appeal #2025-4 – 56 Walnut**

The application for 56 Walnut, Appeal #2025-4, is being continued at the request of the applicant and is scheduled for the December 18, 2025 Zoning Hearing Board meeting.

**4. Other Business**

**5. Adjournment**

*The next scheduled meeting of the New Britain Township Zoning Hearing Board is December 18, 2025, beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.*



# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

## ZONING HEARING BOARD APPEAL APPLICATION

### Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

### TOWNSHIP USE ONLY

Application #:	<del>ZAB</del> 2025-3
Date Filed:	9/19/2025 cc; D
Payment:	800
Check #:	016
Receipt #:	18220

1. Date: 9/19/2025

2. Classification of Appeal/Application (Check one or more if applicable):

- A. Request for Variance
- B. Request for Special Exception
- C. Other \_\_\_\_\_

Revised - submission accepted  
October 2, 2025

3. Applicant:

- (a) Name: DOUGLAS BOYLAN
- (b) Mailing Address: 31 N CHAPMAN RD  
DOYLESTOWN PA 18901 (NEW BRITAIN TOWNSHIP)
- (c) Phone Number: 215-962-9959
- (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
OWNER OF LEGAL TITLE

\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

MORTGAGE & SETTLEMENT  
STATEMENTS  
ATTACHED

4. Applicant's attorney, if applicable:

- (a) Name: N/A
- (b) Mailing Address: \_\_\_\_\_
- (c) Phone Number: \_\_\_\_\_
- (d) Email Address: \_\_\_\_\_

No Action  
BOS  
Noted

5. Property:

- (a) Present Zoning Use Classification: RESIDENTIAL (WATERSHED DISTRICT)
- (b) Tax Parcel Number: 26-012-056-002
- (c) Location (With reference to nearby intersections or prominent features):  
CORNER OF FERRY ROAD AND NORTH CHAPMAN RD  
NEAR WINDMILL DAY CAMP

6. Proposed use of property/construction:

RESIDENTIAL  
- REQUESTING A VARIANCE FOR A  
TOWER FENCE

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:

27-2109  
"FENCES AND TERRACES IN YARDS."

8. Has any previous application/appeal been filed concerning the subject of this appeal?  Yes  No  
If yes, specify:

\_\_\_\_\_  
\_\_\_\_\_

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?  Yes  No  
If yes, specify:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

James Boylan  
Signature

\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of Bucks

DOUGLAS N BOYLAN, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

Sworn to and described before me This  
18 day of September 2025

Murat  
Notary Public

My Commission expires: July 31, 2027

Commonwealth of Pennsylvania - Notary Seal  
MATINOU ROUFAI - Notary Public  
Montgomery County  
My Commission Expires July 31, 2027  
Commission Number 1349020



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for Continuance Fee	\$800.00 \$200.00*
Non-residential Application Fee Request for Continuance Fee	\$1,200.00 \$200.00*

\*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3<sup>rd</sup> Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



**THIS INDENTURE** Made the <sup>29<sup>th</sup></sup> day of November in the year Two Thousand and One (2001).

**BETWEEN**

**Adam Robert Rousselle, Sr. and Catherine Theresa Rousselle**  
(Hereinafter called the Grantor) of the one part and

**Douglas N. Boylan and Angela C. Boylan**  
(Hereinafter called the Grantee) of the second part.

**WITNESSETH** That the said Grantor for and in consideration of the sum of Six Hundred and Eighty Thousand Dollars (\$680,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns in fee as tenants by the entireties.

**PROPERTY ADDRESS:** 31 Chapman Rd, New Britain Twp., Bucks County, PA

**ALL THAT CERTAIN** lot or piece of ground SITUATE in New Britain Twp., Bucks County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Lands of Chapman-Ferry Road Associates, Inc., made by Edward B. Blumrick, Registered Land Surveyors, dated April 23, 1985, last revised June 28, 1985 and recorded November 12, 1985 in Plan Book 230, page 41, as follow to wit:

**BEGINNING** at a point formed by the intersection of the centerline of Ferry Road (L.R. 09076) (existing right of way 33 feet wide, ultimate right of way 80 feet wide) and the extended centerline of Chapman Road (T-358) (existing right of way 33 feet wide, ultimate right of way 60 feet wide); thence extending from said point of beginning along the extended centerline of Chapman Road and crossing the Northwestern side of Ferry Road North 53 degrees, 52 minutes, 00 seconds West, 675.41 feet to a point; thence crossing the Northeastly side of Chapman Road North 38 degrees, 07 minutes, 56 seconds East, 504.52 feet to a point; thence extending South 51 degrees, 52 minutes, 04 seconds East, 365.00 feet to a point; thence extending South 38 degrees, 07 minutes, 56 seconds West 268.18 feet to a point; thence recrossing the Northwestern side of Ferry Road South 51 degrees, 52 minutes, 04 seconds East, 310.00 feet to a point on the centerline of same; thence extending along the centerline of Ferry Road South 38 degrees, 07 minutes, 56 seconds West, 212.78 feet to the first mentioned point and place of beginning.

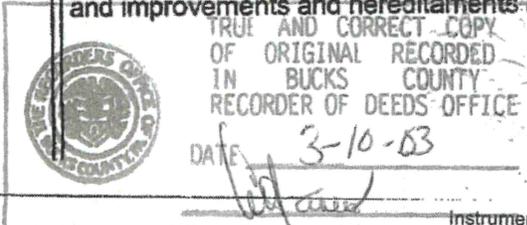
**BEING** known as 31 Chapman Road Parcel # 26-12-56-2

**BEING THE SAME PREMISES THAT** Gene A. Iannazzo and Mary A. Iannazzo by deed dated 9/28/2001 and recorded 10/3/2001 in Bucks County Deed book page conveyed unto Adam Robert Rousselle, Sr. and Catherine Theresa Rousselle, in fee.

**UNDER AND SUBJECT** to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

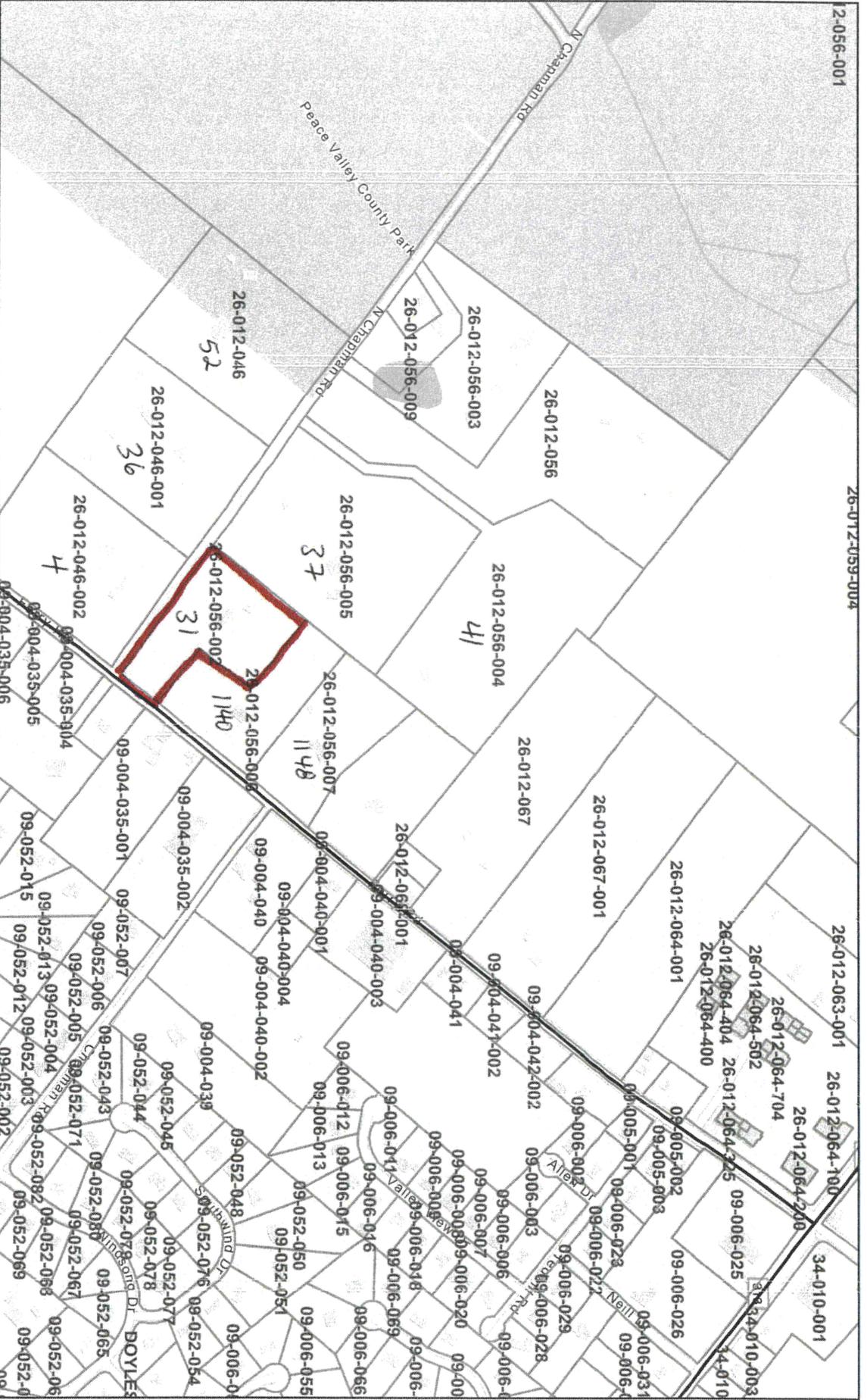
**TOGETHER** with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging or in any way pertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in, and to the same.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements and hereditaments and premises hereby granted, or mentioned and



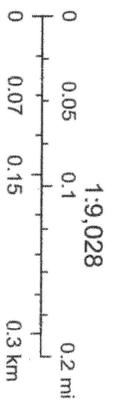
BK2549 PG1445

# Bucks County Parcels



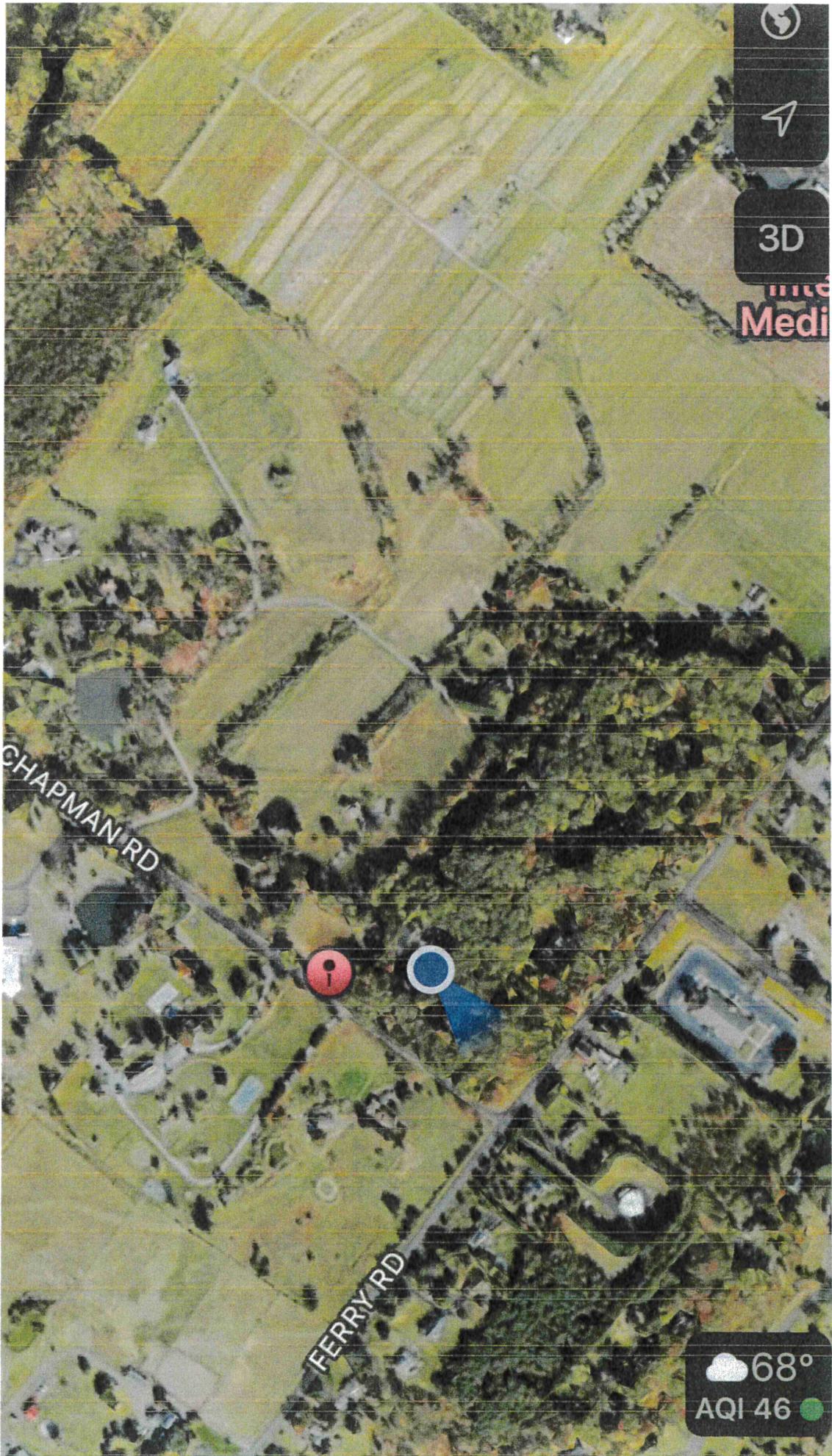
9/15/2025, 6:21:03 PM

- Municipal Boundary
- Bucks County Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





31 N CHAPMAN RD



WATERSHED DISTRICT - RURAL WITH LARGER LOTS

## ZONING HEARING BOARD APPEAL APPLICATION

Names and Addresses of all property owners whose property is within 500 feet  
of 31 N Chapman Road

1. Ken Boyd  
4 N Chapman Rd  
Doylestown, PA 18901  
26-012-046-002
2. Lisa Silverstein/Dolores Lowenthal Trust  
36 N Chapman Rd  
Doylestown, PA 18901  
26-012-046-001
3. Lisa Silverstein/Dolores Lowenthal Trust  
37 N Chapman Rd  
Doylestown, PA 18901  
26-012-056-005
4. Alexander and Tatyana Sharpan  
52 N Chapman Rd  
Doylestown, PA 18901  
26-012-046
5. Swallowfield LLC/Michael Ivers  
41 N Chapman Rd  
Doylestown, PA 18901  
26-012-056-004
6. Blue Thunder Somogyi  
1140 Ferry Rd  
Doylestown, PA 18901  
26-012-056-006
7. Wlodzimierz(Walter) and Maria Wolert  
1148 Ferry Rd  
Doylestown, PA 18901  
26-012-056-007

8. David and Katherine Drake  
1137 Ferry Rd  
Doylestown, PA 18901  
09-004-035-007
9. Bernard and Danuta Kiljanski  
1139 Ferry Rd  
Doylestown, PA 18901  
09-004-035-006
10. Clinton and Camille Bean  
1145 Ferry Rd  
Doylestown, PA 18901  
09-004-035-005
11. Brian and Veronica Wartman  
1147 Ferry Rd  
Doylestown, PA 18901  
09-004-035-004
12. Lan Nguyen and Phung Huynh  
1251 Ferry Rd  
Doylestown, PA 18901  
09-004-035-003
13. Jane Laquer  
1255 Ferry Rd  
Doylestown, PA 18901  
09-004-035-001
14. Church Jesus Christ Latter Day Saints  
150 Chapman Rd  
Doylestown, PA 18901  
09-004-035-002

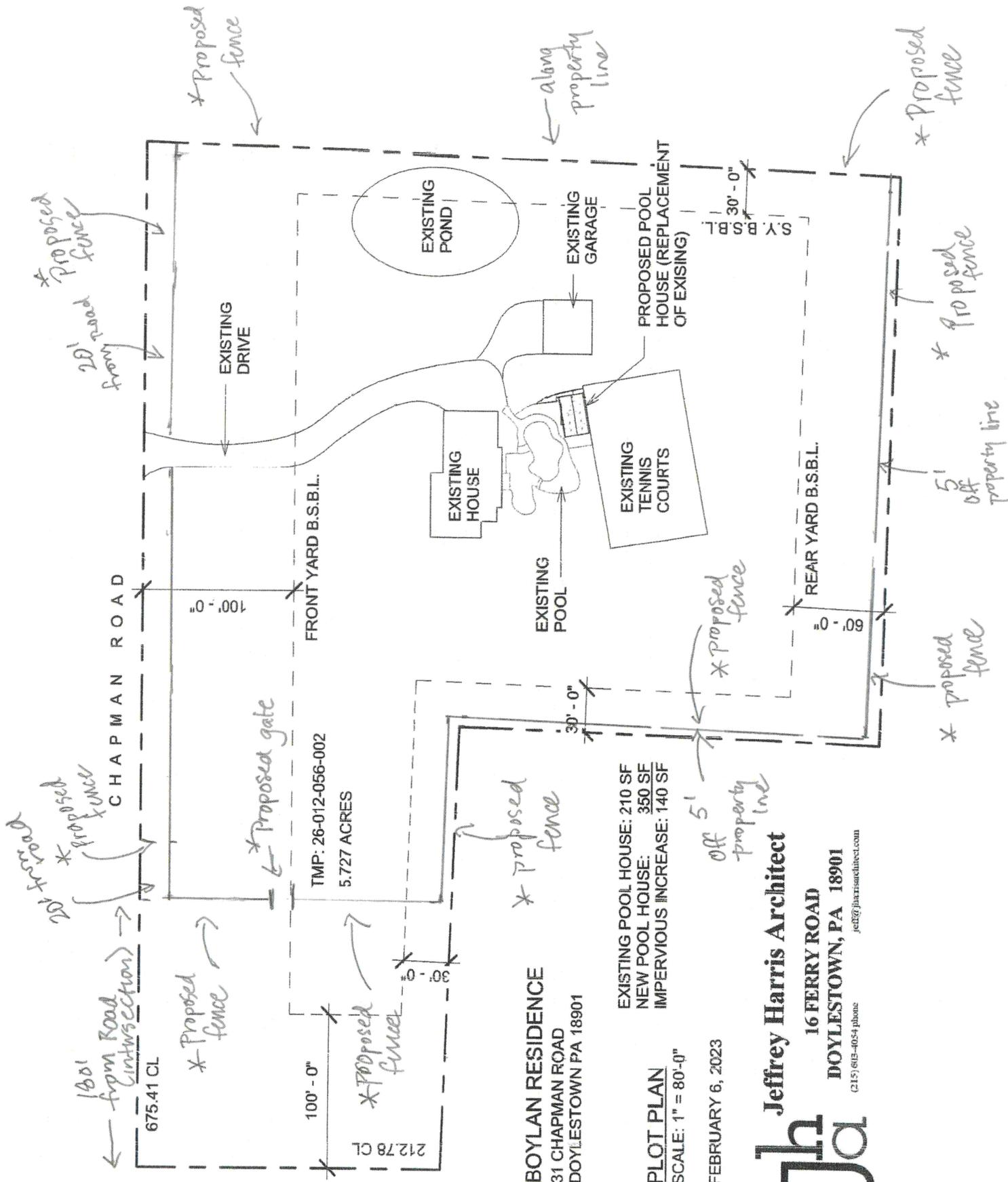
For New Britain Township, the specific ordinances regarding fences are found in the Township's Zoning Ordinance, which is Chapter 27 of the Code of Ordinances.<sup>1</sup> The most relevant section to refer to is **§ 27-2109, titled "Fences and Terraces in Yards."**<sup>2</sup>

This section details the regulations I mentioned previously, including:

- The 6-foot height limit for fences in side and rear yards.<sup>3</sup>
- The 4-foot height limit for fences in the front yard.<sup>4</sup>
- Specific provisions for the opacity of front-yard fences.<sup>5</sup>
- The exception allowing for an 8-foot fence for a sports court.<sup>6</sup>

By citing this specific ordinance number, you can clearly and accurately reference the official regulations when presenting your case to the zoning board.

To help you prepare, could you tell me a little bit more about the specific kind of fence you are proposing and why it might require a zoning board review?



FERRY ROAD

**BOYLAN RESIDENCE**  
 31 CHAPMAN ROAD  
 DOYLESTOWN PA 18901

EXISTING POOL HOUSE: 210 SF  
 NEW POOL HOUSE: 350 SF  
 IMPERVIOUS INCREASE: 140 SF

**PLOT PLAN**  
 SCALE: 1" = 80'-0"

FEBRUARY 6, 2023

**Jeffrey Harris Architect**  
 16 FERRY ROAD  
 DOYLESTOWN, PA 18901  
 jeff@jhaarchitect.com  
 (215) 613-4054 phone



TMP: 26-012-056-002  
 5.727 ACRES

CHAPMAN ROAD

REAR YARD B.S.B.L.

EXISTING DRIVE

EXISTING HOUSE

EXISTING POOL

EXISTING GARAGE

PROPOSED POOL HOUSE (REPLACEMENT OF EXISING)

EXISTING TENNIS COURTS

EXISTING POND

20' road from

675.41 CL

100'-0"

100'-0"

212.78 CL

30'-0"

5' off property line

60'-0"

\* proposed fence

\* proposed fence

\* Proposed fence

← along property line

\* Proposed fence

5' off property line

\* Proposed fence

180' from Road (intersection)

\* Proposed fence

\* Proposed gate

## Narrative for Variance Request to New Britain Township Zoning Board

To the esteemed members of the New Britain Township Zoning Board,

My name is Douglas Boylan, and my wife and I reside at 31 N Chapman Road, parcel number 26-012-056-002, a property zoned residential within the Watershed District. We are requesting a variance from **Ordinance 27 -2109** (Fences and Terraces in Yards) and **Ordinance 27 -305H** (General Regulations, Fences). Ordinance 27-2109 limits front yard fences to four feet in height. We seek to construct an eight -foot -high fence along a portion of our property to address a significant and unique issue: the severe impact of an overabundant deer population on our heavily wooded lot. This request is based on the principles of **unnecessary hardship** and **public interest** , as detailed below.

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### Proof of Circumstance and Unnecessary Hardship

The hardship we face is a direct result of the **peculiar circumstances** of our property and a documented regional environmental crisis. Our lot is heavily wooded, located in a rural area near Peace Valley Park, and has been **ravaged by an overpopulation of deer** . Evidence from the Pennsylvania Game Commission (PGC) confirms this overpopulation in Bucks County, with a specific objective to reduce the deer population in our Wildlife Management Units (5C and 5D).

Over the 26 years we've owned this property, we have witnessed the complete destruction of the **understory** —the shrubs and young plants that grow beneath the mature trees. This destruction is a well -documented ecological issue, as articles from the New York Department of Environmental Conservation explain, leading to the loss of habitat for other wildlife and preventing the **natural regeneration** of the forest.

The strict application of the four -foot fence height ordinance would cause **unnecessary hardship** by preventing us from protecting our property and its ecological health. As documented by the North Carolina Wildlife Resource Commission, a fence must be at least **eight feet tall to effectively exclude deer** . A lower fence would be completely ineffective, forcing us to abide by an ordinance that actively prevents the reasonable use and preservation of our wooded lot, which contributes significantly to the natural character of our home and the neighborhood.

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## Not Contrary to Public Interest and Minimum Variance

Granting this variance will **not be detrimental to the public welfare** ; in fact, it aligns with the public interest of preserving the natural character of our rural neighborhood.

1. **Harmony with Intent (27 -305H & 27 -2109):** The fence is intended to **preserve** the wooded parcel, which is the general purpose of maintaining green space in a residential - watershed district. The proposed eight -foot fence will be unobtrusive and will not negatively impact our neighbors or the community. It will be set back at least **180 feet from both Ferry Road and the intersection** of Ferry and N Chapman Roads, ensuring that it will not disrupt any sight lines or create a traffic hazard. Furthermore, the fence will be set back **15-20 feet from N Chapman Road** itself.
2. **No New Use:** The granting of this variance will **not permit the establishment of any use** not permitted in the district. The land will remain a residential, wooded parcel.
3. **Minimum Variance:** The requested eight -foot height is the **minimum variance** necessary to achieve the purpose of deer exclusion and forest preservation, as confirmed by wildlife experts. A four -foot fence provides no solution.

This is not a request for a fence on a small suburban lot; rather, it's a plea to preserve a natural, wooded parcel that contributes to the rural atmosphere of our community. The fence's design, composition, and placement are carefully considered to achieve this purpose without negatively affecting the public good.

We respectfully request the board's approval of this variance to allow us to preserve the ecological integrity of our property. Thank you for your time and consideration.

Sincerely,  
Douglas Boylan

This document summarizes the key evidence provided in support of the variance request.

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## 1. Overpopulation of Deer and Unnecessary Hardship

The central argument for a variance is the **unnecessary hardship** caused by an overpopulation of deer. Evidence from the Pennsylvania Game Commission (PGC) confirms this issue, noting that Bucks County falls within Wildlife Management Units WMU 5C and 5D, where the objective is to reduce the deer population. The hardship is not self-inflicted; it's a direct result of these unique environmental circumstances.

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## 2. Ecological Impact on the Property

The provided articles from the New York Department of Environmental Conservation illustrate how an overpopulation of deer leads to **profound and long -lasting ecological damage**. This is evidenced on the property at 31 N Chapman Road by a non-existent "understory" —the critical layer of shrubs and young plants beneath the trees. Pictures of the property clearly show this destruction, which prevents the natural regeneration of the wooded lot. The current four -foot fence is ineffective, and without an eight -foot fence, the destruction will continue, denying the reasonable use and preservation of the property's natural state.

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## 3. Fence Height and Solution

The proposed eight -foot fence is the minimum variance that will address the issue. An article from the North Carolina Wildlife Resource Commission explains that deer can easily jump four feet or higher, rendering a lower fence useless. A quote from a reputable fencing contractor and pictures of the proposed fence demonstrate its composition and appearance, confirming it's a specific, professional solution to a well -documented problem.

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#### 4. No Detriment to Public Welfare

The variance will **not be injurious to the neighborhood** or otherwise detrimental to the public welfare. The fence's placement is set back at least 180 feet from Ferry Road and the intersection, and 15-20 feet from N Chapman Road. This strategic placement ensures no sight lines are disturbed, maintaining the rural character of the area without creating any public hazard. The fence's design and the rural, heavily wooded nature of the property mean it will be barely noticeable, harmonizing with the surrounding environment.

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Bucks County falls within two Wildlife Management Units (WMUs): **WMU 5C** and **WMU 5D**. Deer population trends are tracked through the annual deer harvest, which the Pennsylvania Game Commission (PGC) uses to determine whether the population is stable, increasing, or decreasing.

Based on recent data from the PGC's annual deer harvest reports, both WMU 5C and WMU 5D have had an increasing trend in deer harvest, which can be part of a management plan to reduce or stabilize the population. The PGC has stated that its objective in WMU 5C is to reduce the population due to CWD (Chronic Wasting Disease) concerns and forest health issues. Similarly, in WMU 5D, the objective is to reduce the population. This has led to an increase in the number of antlerless deer licenses in both units to encourage a higher harvest.

Given that your 6-acre property is adjacent to Peace Valley Nature Park, the regional deer population trends will have a direct and significant impact on your land. Deer often use large, protected areas like the park for refuge and as a core habitat, and they will naturally move onto adjacent properties for food.

Here's how a high deer population can affect your wooded property:

- **Damage to Vegetation:** Over-browsing, which is a major issue in overpopulated areas, can severely impact your property's plant life.<sup>1</sup> Deer will eat tree seedlings, native wildflowers, and shrubs, which can prevent the natural regeneration of your forest.<sup>2</sup> This selective browsing can also give an advantage to invasive plant species that deer don't like to eat, causing them to take over your understory.<sup>3</sup>
- **Tree Health:** Bucks rubbing their antlers on young trees can strip the bark, stunting growth and leaving them vulnerable to disease and insect damage.<sup>4</sup>
- **Increased Ticks and Disease:** Higher deer densities often correlate with higher populations of deer ticks, which carry Lyme disease. This increases the risk to you, your family, and your pets.
- **Property Damage:** Deer can cause significant damage to landscaping, gardens, and ornamental plants.

Given that the Pennsylvania Game Commission is actively managing the deer population in your area to reduce it, it's clear that these impacts are a known issue.

# **Annual Deer Population Report & 2025-26 Antlerless License Allocation Recommendations**



*Pennsylvania Game Commission  
Bureau of Wildlife Management  
Deer and Elk Section*

### Summary of 2025-26 Antlerless Allocations to Achieve Deer Plan Goals

WMU	Population Trend	Population Objective	2024-25 Allocation	2025-26 Allocation	Comments
1A	Stable	Stabilize	46,000	46,000	Keep population stable. No change to allocation.
1B	Stable	Reduce (CWD - 10 mi)	37,000	44,000	Increase antlerless harvest by 1 antlerless deer/mi <sup>2</sup> to reduce population - CWD detection within 10 miles.
2A	Increasing	Stabilize increase	46,000	44,000	Maintain previously increased harvest target to stop increasing population trend. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2B	Increasing	Reduce (CWD 10 mi)	53,000	59,000	Increase antlerless harvest by 1 antlerless deer/mi <sup>2</sup> to reduce population - CWD detection within 10 miles and to stop increasing population trend.
2C	Stable	Reduce (CWD/ Forest)	93,000	93,000	Maintain previously increased harvest target to reduce population - CWD and forest impacts.
2D	Stable	Reduce (CWD)	102,000	96,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2E	Stable	Reduce (CWD)	54,000	51,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2F	Stable	Reduce (CWD)	55,000	51,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2G	Stable	Reduce (CWD 10 mi)	37,000	57,000	Increase antlerless harvest by 1 antlerless deer/mi <sup>2</sup> to reduce population - CWD detection within 10 miles.
3A	Stable	Stabilize	21,000	21,000	Keep population stable. No change to allocation.
3B	Stable	Reduce (CWD)	34,000	53,000	Increase in antlerless harvest by 2 antlerless deer/mi <sup>2</sup> to reduce population - captive CWD detections.
3C	Stable	Reduce (CWD/ Forest)	40,000	57,000	Increase in antlerless harvest by 2 antlerless deer/mi <sup>2</sup> to reduce population - new captive CWD detection and forest impacts.
3D	Stable	Reduce (CWD 10 mi/ Forest)	41,000	52,000	Increase antlerless harvest by 1 antlerless deer/mi <sup>2</sup> to reduce population - CWD detection within 10 miles and forest impacts.
4A	Stable	Reduce (CWD)	61,000	64,000	Maintain previously increased harvest target to reduce population - CWD. <i>Continue extended antlerless-only firearms season. Increased allocation needed to meet harvest target based on updated license success.</i>
4B	Stable	Reduce (CWD)	60,000	60,000	Maintain previously increased harvest target to reduce population - CWD.
4C	Stable	Reduce (CWD)	53,000	51,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success. BOC added to extended antlerless-only firearms season.</i>
4D	Stable	Reduce (CWD)	77,000	83,000	Maintain previously increased harvest target to reduce population - CWD. <i>Continue extended antlerless-only firearms season. Increased allocation needed to meet harvest target based on updated license success.</i>
4E	Stable	Reduce (CWD)	61,000	61,000	Maintain previously increased harvest target to reduce population - CWD.
5A	Stable	Reduce (CWD)	40,000	46,000	Maintain previously increased harvest target to reduce population - CWD. <i>Continue extended antlerless-only firearms season. Increased allocation needed to meet harvest target based on updated license success.</i>
5B	Stable	Reduce (CWD)	67,000	86,000	Increase in antlerless harvest by 2 antlerless deer/mi <sup>2</sup> to reduce population - new CWD detection.
5C	Stable	* Reduce * (CWD 10 mi, EO)	79,000	→ 98,000	Increase antlerless harvest by 2 antlerless deer/mi <sup>2</sup> to reduce population - CWD detection within 10 miles and agency leadership guidance.
5D	Stable	* Reduce * (EO)	29,000	→ 39,000	Increase antlerless harvest by 2 antlerless deer/mi <sup>2</sup> to reduce population - agency leadership guidance

# DEER AND ECOSYSTEM HEALTH



Department of  
Environmental  
Conservation

## Information for Landowners

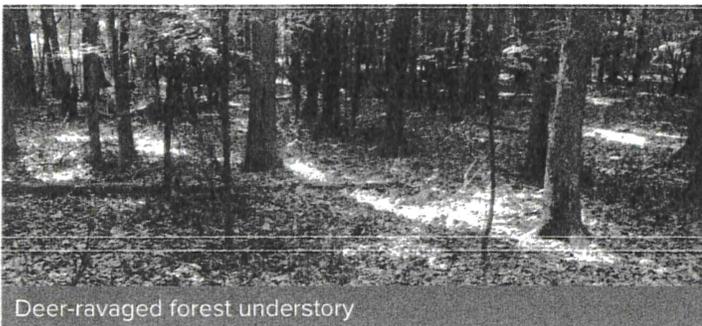
### Deer can be a threat to forests.

The white-tailed deer, one of New York's largest mammals, is an important part of our forest ecosystems. However, deer have become too abundant in many parts of the state, particularly around many residential communities. Not only does this lead to frequent deer-vehicle collisions and damage to cultivated plants, but deer can also threaten the future of the very forests they inhabit.

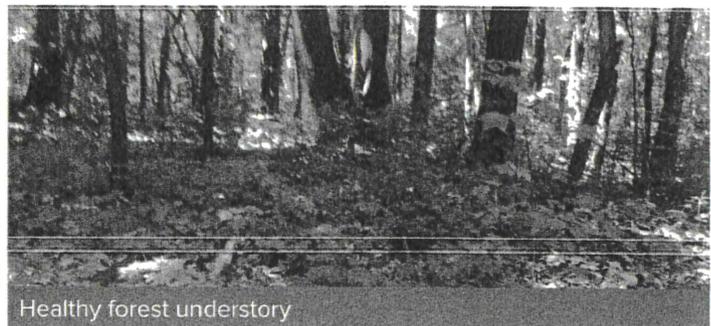


Photo licensed on Creative Commons by Teaberryeagle

Deer prefer forest edges, so populations thrive in suburban and semi-rural areas where lawns and fields are interspersed with patches of forest. Gardens, landscaping and crops supplement the deer's natural forest-based diet, supporting population growth. With fewer hunters and predators in these areas to offset reproduction, deer populations can grow unnaturally high, devastating forest plant communities.



Deer-ravaged forest understory



Healthy forest understory

### Over time, heavy browsing by deer produces profound and long-lasting ecological damage:

- Disappearance of the understory (the shrubs and plants growing beneath a forest's mature trees), eliminating habitat for other wildlife species
- Invasive plants crowding out native species
- Lower biodiversity of both animals and plants
- Low survival of tree seedlings, so they can't replace old trees that die
- Fewer mature trees, until eventually the forest is no longer a forest
- Fish and waterbodies are threatened, as the forest no longer filters water pollution, nor shades and cools the water.

(See <http://www.dec.ny.gov/animals/104911.html> for more information.)

### Signs that a forest may be suffering from too many deer include:

- An open, park-like appearance under the trees
- Lack of spring wildflowers like trillium and jack-in-the-pulpit
- Forest floor covered with grass, ferns or invasive plants
- Absence of young trees between 1 and 5 feet high
- A visible browse line: no green leaves below 5 feet off the ground

(Go to [aviddeer.com](http://aviddeer.com) for information on monitoring deer impacts on your land.)

**Allowing hunting on your land is the easiest way to reduce deer numbers and ecological damage. Hunting must focus on female deer to be effective.**

**Don't feed deer!** It's illegal and will make the problem worse.

An official website of the State of North Carolina [How you know](#)



**North Carolina  
Wildlife Resources  
Commission**

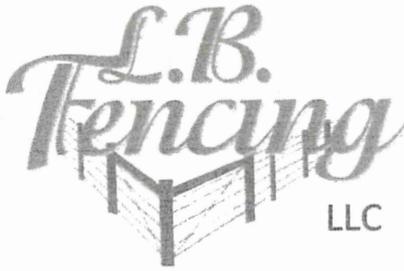
(/)



## Fencing To Exclude Deer

An adult deer can easily jump 7 ft. or higher, and can squeeze through small gaps in vertical or horizontal slatted fences. While short fences (4 ft.) may be effective at reducing damage in very small areas or around individual trees or shrubs, a “deer proof” fence would need to be 8 ft. or taller and constructed of strong impenetrable material like welded wire or chain link to be effective long-term. This type of fence is expensive, it is not aesthetically pleasing, and may not be feasible in many situations. However, the one-time cost of erecting a permanent 8 ft. fence may be offset by many years of a damage free area.

Commercial, Agriculture, Residential, Licensed and Insured Fencing and Gating Contractors



305 Good Road, East Earl PA 17519  
NJ -13VH05230500 PA-017710  
EIN-23-3020205

## LB Fencing LLC

Office: 717-445-4764  
Fax: 717-445-0637  
Email: [lb fencing@emypeople.net](mailto:lb fencing@emypeople.net)  
Web: [www.lbfencing.com](http://www.lbfencing.com)

Date: 08/09/2025

# Fence Proposal

Proposal ID # 080940

### Jobsite Address:

Doug Boylan  
31 N. Chapman Road  
Doylestown PA 18901

### Billing Address:

Doug Boylan  
31 N. Chapman Road  
Doylestown PA 18901

### Customer Contact:

Contact: Doug Boylan  
Home:  
Cell: 215-962-9959  
Office:  
Fax:  
Email: [dabbboylan@comcast.net](mailto:dabbboylan@comcast.net)

### RE: 8 Foot High, Hi-Tensile Deer / Game Fence Installed.

Thanks for considering and or choosing L.B Fencing for your fencing, gating, etc. needs.  
Following is a proposal and a description of the products we use for these services.

Deer / Game Fence Posts: Round 5"to 6" in diameter by 12 feet long in-line posts (CCA) pressure treated Southern Yellow Pine spaced at approx. 18-20 feet or closer in turns, if needed longer or larger dia. posts are installed in gate openings, radiuses, waterways, ditches, bogs, low areas, etc.

Deer / Game Fence Braces: Corner and end posts will be 6"x7"x 14 feet long, next to the corner post we will use a 5"x6"x12 foot brace so that the first 2 posts will be 12 feet apart and have a diagonal brace wire to support these two posts. If needed longer or larger dia. braces or posts are installed in gate openings or unstable ground.  
For heavy gates we use 7" to 8" by 14 feet long gate posts.

Deer / Game Wire: We use high life expectancy Bekaert Bez. Galvanized fixed knot hi-tensile deer/game fence (in galv. or black color) this wire is graduated with a 3"x6" bottom block and a 6"x7" top block, 96" high and has 20 horizontal line wires and it has 6" vertical stay wire spacing. This wire is much better than a-12" stay wire spacing, as it is much tighter and will keep out smaller animals. This is a highly used deer / game exclusion and or confinement fence.

HI-T Top Wire: We use 200,000 psi. 12.5-gauge, class 3 galvanized hi-tensile wire these wires can be electrified and spaced to client's specs.

**Clearing - Grading:** The following prices are based for a site that does not require clearing, grading or tree and brush trimming for the proposed fence. In such times when clearing or grading is needed L.B. Fencing will be happy to look at the site and price the clearing and grading as well, such as uneven site grading, removal and or disposal of existing old fencing low hanging limbs, underbrush, leave / brush piles, etc.

**Deer/Game Gates:** Our deer / game gates are 6, 8 and 10 foot high and are available on 2 foot increments starting at 4 feet to 12 feet, they are 16-gauge high tensile galvanized steel tubing and have 2" X 4" wire mesh welded on them so they are both very strong and also very tight. They can be mounted as single or they can be mounted in sets of 2 thus giving up to 24 - foot openings. Standard color is galv. But custom sizes and powder coated colors are available (Note L.B Fencing deer gates are built using high quality material if lesser gates are desired give us a call for other options)

**Labor:** L.B. Fencing will supply all material and labor or per contract agreements to complete this project in a timely workmanlike manner. We will also clean up all fence / gating construction trash such as wire ends, broken posts or trimmings that might be present at time of completion of said project.

**Rocks:** In locations where hard ground, rock or shale is present normal post driving methods are often impossible. L.B Fencing is equipped with drilling equipment for most types of shale / rocky soil but at such times we are forced to charge an extra fee to perform this work due to extra labor and drilling equipment use. If there are only a few holes and or minimal drilling there will not be an extra charge.

**Billing:** When the project, fencing, gating, etc. is completed we will measure and bill the accurate number of fence footage, count the braces, gates, latches etc. and bill the accurate number of products we used at the prices as they are quoted.  
(Unless contract prices are established)

51 N CHAPMAN RD - NO GREEN FOLIAGE UNDER 6 FEET



31 N CHAPMAN RD



DEER HAVE ELIMINATED THE  
"UNDERSTORY" OF THE WOODED  
PROPERTY

PLEASE REFER TO DEER AND ECOSYSTEM HEALTH ARTICLE

31 N CHAPMAN RD  
DEER AND AN EXAMPLE OF NO UNDERSTORY





31 N CHAPMAN RD

suffer from decades of deer impacts. These poor habitat conditions continue to threaten the forest ecosystem and the sustainability of the forest.

## ***FOREST HEALTH CONDITIONS AND RECOVERY***

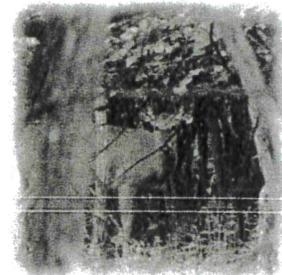
DCNR has long advocated balancing white-tailed deer populations with forest habitat conditions. Recent efforts to manage the state's deer herd in this manner, as well as new tools for landowners have yielded significant improvements in habitat conditions in some areas of the state. Other lower quality areas, however, continue to suffer from a lack of new forest growth, and habitat conditions and overall forest health remains poor.

Many DCNR stakeholders, from hunters to wildlife watchers to wildflower enthusiasts to private forest landowners, often ask about “forest recovery” in light of more recently balanced deer populations. Forest habitat health and recovery is complex and involve many factors and variables.

### **Deer Impacts**

Pennsylvania forests have sustained deer population densities high enough to cause impacts to forest vegetation since the 1920s (Leopold et al. 1943, Kosack 1995). Researchers have studied the effects of deer on forest ecosystems for many years, and the impacts of deer on the forest are well established in decades of scientific literature. How do deer impact the forest? Through selective browsing of native plants, shrubs and trees, they influence the vegetation that grows in the forest (Marquis 1974, Marquis and Brenneman 1981, Tilghman 1989, Horsley et al. 2003). By preferring certain species over others, they can effectively diminish the presence of the species in the forest while allowing less preferred species, such as striped maple, to thrive. In the most severe cases, deer can completely prevent the capacity of the forest to renew itself.

In some areas of the state, deer overbrowsing has eliminated the understory – the lower vegetation layer that includes young trees, shrubs and other plants. Deer feed extensively on many herbaceous plants such as wildflowers and other low-growing plants and even fungi (Latham et al. 2005). Some forest plants that deer prefer include large white trillium, bluebead lily, Canada mayflower, and numerous orchids (Balgooeyen and Waller 1995, Rooney 1997, Miller et al. 1992). Because they never outgrow the reach of deer, plants that grow on the forest floor are continually vulnerable to deer impacts.









# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

## ZONING HEARING BOARD APPEAL APPLICATION

**Please Note:**

**It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.**

**TOWNSHIP USE ONLY**

Application #:	_____
Date Filed:	_____
Payment:	_____
Check #:	_____
Receipt #:	_____

- Date: \_\_\_\_\_
- Classification of Appeal/Application (Check one or more if applicable):
  - A. Request for Variance
  - B. Request for Special Exception
  - C. Other \_\_\_\_\_

- Applicant:
  - (a) Name: Jordan and Mich
  - (b) Mailing Address: 102 Morningside  
Chalfont, PA 189
  - (c) Phone Number: 610-721-7136
  - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
Owner of Legal Title

*NO Action  
BOS  
Neutral*

\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

- Applicant's attorney, if applicable:
  - (a) Name: \_\_\_\_\_
  - (b) Mailing Address: \_\_\_\_\_
  - (c) Phone Number: \_\_\_\_\_
  - (d) Email Address: \_\_\_\_\_

- Property:
  - (a) Present Zoning Use Classification: Single Family Hc
  - (b) Tax Parcel Number: 26-010-056
  - (c) Location (With reference to nearby intersections or prominent features):  
102 Morningside Circle  
Chalfont, PA 18914

- Proposed use of property/construction:  
Sunroom addition to the rear of the existing  
single family home

- Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
Section 27-2105 Yard Requirements and Driveway

8. Has any previous application/appeal been filed concerning the subject of this appeal?  
If yes, specify:  Yes  No

\_\_\_\_\_

\_\_\_\_\_

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?  
If yes, specify:  Yes  No

\_\_\_\_\_

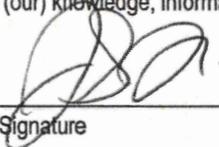
\_\_\_\_\_

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

\_\_\_\_\_

\_\_\_\_\_

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of

\_\_\_\_\_, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

\_\_\_\_\_

Sworn to and described before me This  
\_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission expires:



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

**Instructions:**

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

\*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3<sup>rd</sup> Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



ACKNOWLEDGEMENT OF INDIVIDUAL

State of Pennsylvania )  
County of Bucks )SS:

On this, the 10th day of October, 20<sup>25</sup>, before me a notary public, the undersigned officer, personally appeared

Jordan S Rabin

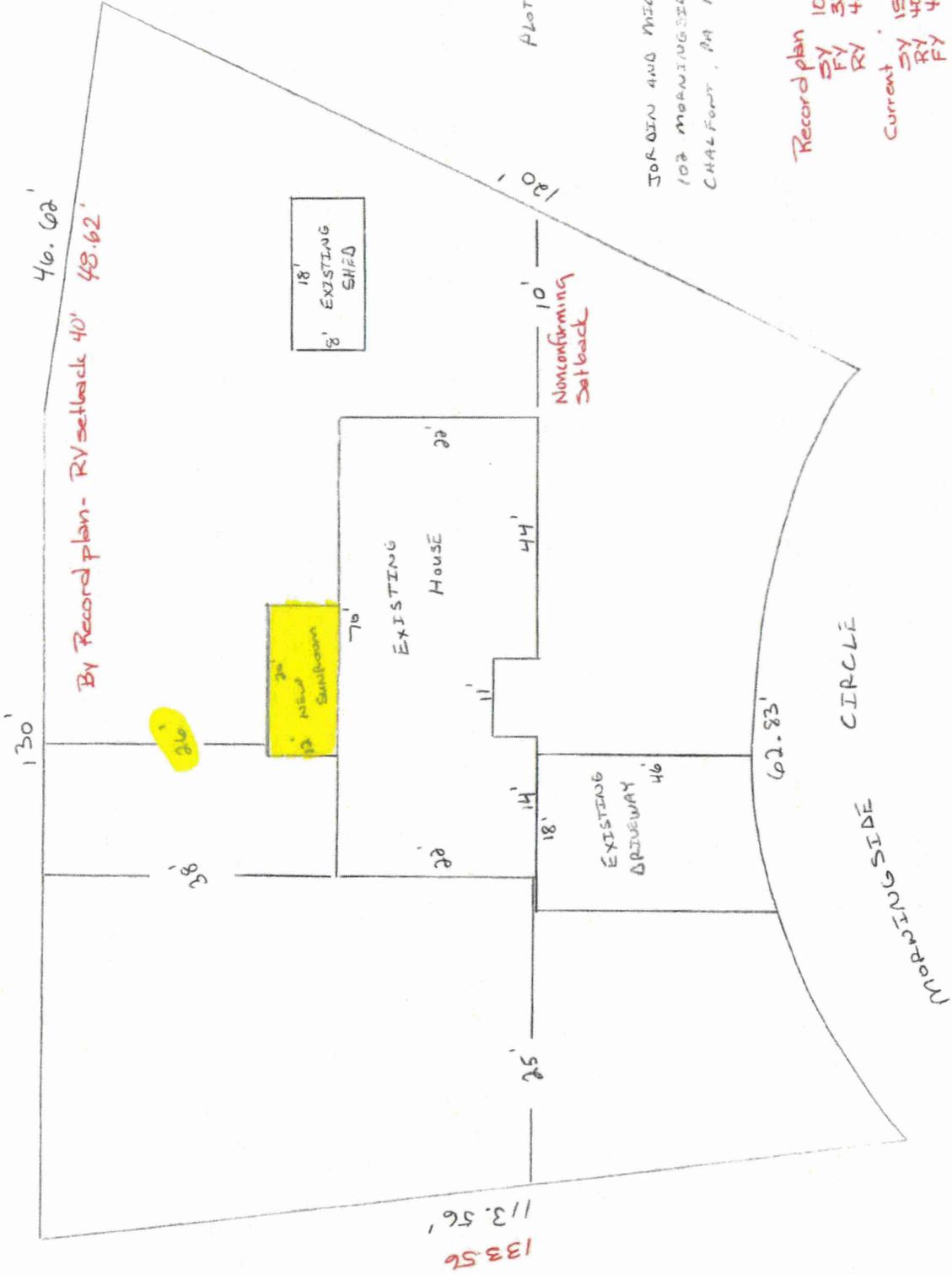
known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
DYLAN C BROWN - Notary Public  
Bucks County  
My Commission Expires July 3, 2028  
Commission Number 1448003

  
Notary Public  
Dylan Brown  
Printed Name

My Commission Expires: 07/03/2028



9/18/35  
PLOT PLAN

JORDAN AND MICHAEL RABIN  
102 MORNINGSIDE CIRCLE  
CHARLOTTE, NC 28114

Record plan 10'  
BY FY 35'  
RY 40'

Current 15'  
BY FY 40'  
RY 40'



# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

## ZONING PERMIT APPLICATION

**Please note:**

- All contractors are to supply a certificate of insurance providing evidence of statutory Workers Compensation Insurance and Commercial General Liability Insurance with a minimum limit of \$1,000,000 per occurrence. New Britain Township, its elected and appointed officials, and employees shall be named additional insured under the contractor's General Liability Insurance policy.
- All proposed projects are required to be compliant with New Britain Township's Zoning Ordinance (Chapter 27 of the Township Code). Any application that is not compliant with the provisions of Chapter 27 will be denied and you will have the right to an appeal to New Britain Township's Zoning Hearing Board.

### TOWNSHIP USE ONLY

Permit #: 2025-256-Z  
 Date: 9-8-25, 106, D  
 Payment: \$ 90  
 Check #: # 40980  
 Receipt #: + 18121

Site Address: 107 MORNINGSIDE Circle Chalfont PA 18914

Tax Map Parcel #: 26- 010 056 Zoning District: RR B2

Property Owner: JORDAN AND MICHELLE PARIN Tower Hill Grove Lot 17

Address: 107 MORNINGSIDE Circle Chalfont PA 18914

Home Phone: \_\_\_\_\_ Cell Phone: 610-603-4054 E-mail: jparin@comcast.net

Applicant: Eastern States, Inc. T/A B+H

Address: 48 Sunset Avenue Chalfont PA 18914

Home Phone: 215-997-6620 Cell Phone: 267-718-6266 E-mail: brian@addition5by10.com

Contractor: Eastern States, Inc. State Contractor Lic. No: PA

Address: 48 Sunset Avenue Chalfont PA 18914

Office Phone: 215-997-6620 Cell Phone: 267-718-6266 E-mail: brian@addition5by10.com

### TYPE OF ZONING PERMIT (Please check one):

<input type="checkbox"/> Residential Accessory Bldg. (over 250 sq. ft. requires building permit)	<input type="checkbox"/> Change of Use Permit (Describe below): <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Nonresidential	<input type="checkbox"/> Residential In-Ground Pool <input type="checkbox"/> Residential Above-Ground Pool
<input type="checkbox"/> Residential Shed (under 200 sq. ft.)	<input type="checkbox"/> Const. Trailer/Temp. Storage Cont.	<input type="checkbox"/> New Driveway/Driveway Expansion
Signs: <input type="checkbox"/> Permanent OR <input type="checkbox"/> Temporary	<input type="checkbox"/> Decks (30 inches above grade requires building permit)	<input checked="" type="checkbox"/> Building Additions (Requires building permit)
<input type="checkbox"/> Residential Solar Energy System	<input type="checkbox"/> Patios/Walkways/Porches	<input type="checkbox"/> Other:
New Construction: <input type="checkbox"/> Residential OR <input type="checkbox"/> Nonresidential		

### DESCRIPTION OF EXISTING USE

### CHECK WHICH APPLIES

<input checked="" type="checkbox"/> Residential Use - Describe:	<input type="checkbox"/> Public Water	<input type="checkbox"/> Well
<input type="checkbox"/> Commercial Use - Describe:	<input type="checkbox"/> Public Sewer	<input type="checkbox"/> Septic
<input type="checkbox"/> Industrial Use - Describe:	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane
<input type="checkbox"/> Other Use - Describe:		

### DESCRIPTION OF PROPOSED CONSTRUCTION AND/OR CHANGE OF USE

(IF APPLICATION IS FOR TEMPORARY SIGNS, PLEASE INCLUDE REQUESTED START AND END DATES)

3 SEASON 10' x 20' ADDITION TO REAR OF EXISTING SINGLE FAMILY HOME

Permit #: \_\_\_\_\_

**PLEASE NOTE: The property owner(s) must sign this application to verify the contractor or tenant has permission from the property owner(s) to do all construction work authorized by the issuance of this permit. Two copies of a site plan with two copies of the appropriate construction documents must accompany this application.**

By signing this application, authorization is granted to any municipal representatives of New Britain Township to access the above property as stated within this application and attached sub-trade permit application at any time, without an administrative warrant, to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all New Britain Township zoning and building code ordinances.

The application together with the signed site plan and construction documents is made a part of this application by the undersigned. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement to Township standards of any Township road or infrastructure which is damaged during the building of the permitted structure and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief, and all information contained in this application becomes part of the public record. The applicant warrants the truthfulness of the information in the application, and that if any of the information provided is incorrect, the permit may be revoked. Furthermore, the application and permit can provide that if the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit and certificate of occupancy may be revoked. **By signing this application, the applicant certifies that all the information is correct, and that the property owner has authorized work and inspection of that work.**

Date: 9/8/25 Signature of Applicant(s) [Signature]  
 Print Applicant Name(s) Brian Wolfgram

Date: 9/8/25 Signature of Property Owner(s) Jordan Rubin (Required)  
 Print Property Owner Name(s) Jordan Rubin (Required)

**APPLICATION GUIDELINES**

- Application forms are also available from the Township Website: [www.newbritaintownship.org](http://www.newbritaintownship.org)
- Plans being submitted for Subdivision/Land Development require a PDF disk/flash drive with the complete set of plans for review. **Digital copies are required for plans exceeding 11"x17" (Ledger size).**

1. All Zoning permit applications must be accompanied by two copies of a site plan drawn to an acceptable scale (an acceptable scale is 1" to 20' or bigger) indicating the exact location and size of the proposed structure. The site plan must show setback lines to all property lines, any easements on the property, locations of existing water and sewer lines, wells, utility lines, right-of-ways and any other existing structures and their dimensions on the property as may be required by the Township.
2. In addition, a building, plumbing, mechanical, electrical, and/or road occupancy permit application may be required as appropriate and are to be submitted upon approval of the Zoning Permit.
3. Copies of any outside agency approvals required for the use.
4. **A completed Impervious Surface Worksheet, if appropriate, (for sheds, patios, etc.) for any increases in impervious coverage. Coverage exceeding 1,000 sq. ft. of cumulative disturbance will require the property owner to follow Township Code Ch. 26 and include the details of stormwater mitigation with your application, a completed Professional Services Agreement (contact the Zoning Officer), and a \$5,000.00 escrow deposit for review from the Township's Engineer and/or any legal fees associated with agreements as required by Township ordinances.**
5. Properties belonging to a Homeowner's Association and/or Management Company please include a copy of the **agency's written approval.**

**SIGNS:** All signs (temporary and/or permanent) are required to be compliant with all applicable Township Ordinances. Two copies of a site plan and construction details (including dimensions, height, and any other details deemed necessary for review) are required.



**WORK SHEET FOR A SITE PLAN**

Permit #: \_\_\_\_\_

**SITE INFORMATION**

Water Service:  Public  Private

Sewer Service:  Public  Private

Property Address: \_\_\_\_\_

**SITE PLAN**

SEE  
ATTACHED

**Include Two (2) Copies of this Site Plan with your application**

**SCALE = 1 inch \_\_\_\_\_ FEET**



Permit #: \_\_\_\_\_

### IMPERVIOUS COVERAGE

THIS CALCULATION IS REQUIRED FOR ALL PERMITS THAT WILL RESULT IN ADDITIONAL GROUND BEING COVERED: SHEDS, ADDITIONS & PATIOS, ETC.

Street Address <i>107 Morningside Circle</i>		Unit # (if applicable)	City and State <i>Chalfont, PA</i>	Zip <i>18914</i>
Subdivision	Lot Number <i>56</i>	Parcel Number	Zoning District	Permitted Impervious %

**DEFINITIONS:**

**IMPERVIOUS SURFACE** – Impervious surfaces are those exterior surfaces which do not absorb water. All buildings, parking areas, driveways, roads, sidewalks and any area in concrete, asphalt, packed stone and similar materials shall be considered impervious surfaces within this definition. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

**RATIO BASE SITE AREA** – The ratio base site area is the portion of the base site area which is used to calculate the building coverage ratio and impervious surface ratio for a lot or site. The ratio base site area is the area of the lot or site remaining after subtracting the following types of lands from the base site area: with the ultimate road rights-of-way of proposed roads; within proposed utility rights-of-way or easements; and/or covered by 100% protected natural resources as set forth in Article 24 of this Chapter (i.e.: Watercourse, Riparian Buffers, Floodplains, Floodplain Soils, Wetlands, and Lakes/Ponds). The ratio base site area for a single lot not undergoing or included in a subdivision of land development shall include any lands covered or proposed to be covered by a conservation easement, even if such lands are not part of the base site area for that lot.

**IMPERVIOUS SURFACE RATIO:** The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within a lot or site by the ratio base site area.

### IMPERVIOUS SURFACE PERMITTED TO BE DEVELOPED

Ratio Base Site Area x Permitted Impervious surface ratio

Lot Size (RBSA): Note: 1 Acre = 43,560 sq. ft.	Values in Square Feet (sq. ft.)		<i>BoA</i>
Driveway (sq. ft.)	<i>828</i>	<i>sq ft</i>	<i>12875</i>
Walkway (sq. ft.)			<i>828</i>
Footprint of dwelling (sq. ft.)	<i>1498</i>	<i>sq ft</i>	
Garage/Shed/Barn, etc. (sq. ft.)	<i>144</i>	<i>sq ft</i>	<i>1548</i>
Patio (sq. ft.)			<i>144</i>
Pool (sq. ft.)			
Easements/Other (sq. ft.)			
<b>TOTAL EXISTING IMPERVIOUS (sq. ft.)</b>	<i>2470</i>	<i>sq ft</i>	<i>2520</i>
Proposed Impervious (sq. ft.)	<i>120</i>	<i>sq ft</i>	<i>240</i>
<b>TOTAL IMPERVIOUS (sq. ft.)</b>	<i>2590</i>	<i>sq ft</i>	<i>2760</i>

(FOR USE BY NEW BRITAIN TOWNSHIP)

IMPERVIOUS COVERAGE		
Total Impervious Surface	Proposed %	Sq. Ft.
	Allowed %	Sq. Ft.

**For increases in impervious coverage exceeding 1,000 sq. ft. cumulatively; follow Twp. Code Chapter 26. Include engineered details of stormwater mitigation, three (3) copies of a signed Professional Services Agreement (PSA- see the Zoning Officer), and a \$5,000.00 escrow deposit.**







# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

BOARD OF SUPERVISORS  
Cynthia M. Jones, Chair  
MaryBeth McCabe, Vice-Chair  
William B. Jones, III  
Stephanie Shortall  
Bridget Kunakorn

September 25, 2025

Name Owner or Applicant Eastern States, Inc. T/A B & H  
Address 48 Sunset Avenue  
City, PA, Zip Chalfont PA 18914  
email [brian@additionsbybh.com](mailto:brian@additionsbybh.com)

RE: Sunroom Addition  
TMP 26-010-056  
Property Address 102 Morningside Circle, Chalfont PA  
Zoning District Rural Residential – B2 use  
Permit No. (if any) 2025-256-Z

Dear Applicant:

Our office received an application for a zoning permit for a sunroom addition at the above location. Unfortunately, the application is DENIED.

The application as submitted has an inadequate site plan and the sunroom encroaches the rear yard setback. The lot is nonconforming, it is in the Rural Residential Zoning District, and the Recorded Plan establishes the use as a B2 Cluster Development use.

#### Ordinances:

Section 27-2105. Yard Requirements and Driveways  
Section 27-3003. Application Requirements for Zoning Permits

#### Corrective Measures:

1. Because of the tight parameters of the lot and the building envelope, a land survey for the project would be required.  
The building envelope MUST be shown, and the location of the proposed project must be indicated to show its relationship to the property lines.
2. Revise the plan so it is in compliance with the ordinances.

#### § 27-2105 Yard Requirements and Driveways.

[Ord. 8-14-1995, § 2105]

No portion of a building or structure shall be built within the minimum depths of front, side, or rear yards as specified in Parts 3 through 20.

#### a.

Driveways shall be permitted to encroach into front, rear, and side setback areas, subject to all other township regulations for same.

#### b.

*Single story decks, roofed porches, patios, or other similar single story accessory additions to residential dwelling units, as approved by the zoning officer, may encroach into the required rear setback area by a maximum of 1/3 of the required rear yard setback or 15 feet, whichever is a lesser distance or more restrictive requirement.*

An email was sent on September 16, 2025, with some recommendations on revisions to the project that would be permitted. If so inclined, revise the plan so the impervious coverage is at or under the maximum coverage allowed. Resubmit the revised application to my office via email. There is no additional fee.

As noted below, the application must be revised or appealed within 30 days.

**Appeal:**

You have the right to appeal the determination of the zoning officer. You have 30 days in which to either provide an (state what is needed) in conformance with the ordinances and revisions to the application and site plan that address the other requirements of the ordinance or appeal the determination to the Zoning Hearing Board.

In accordance with the Pennsylvania Municipalities Planning Code and Article 31 of Chapter 27, Zoning, of the Code, you have the right to appeal this denial of your zoning permit application to the New Britain Township Zoning Hearing Board under the requirements of §3104 of the Township's Zoning Ordinance as well as §910.2 of the Pennsylvania Municipalities Planning Code. The Zoning Hearing Board application fee is \$800.00. The application is available for download from the website.

Should you have any questions regarding the information written within this correspondence, please feel free to contact this office. (215) 822-1391 x107

Sincerely,

*Doreen Curtin*

Doreen Curtin  
Zoning Officer

Cc: Dan Fox, Township Manager, via email  
Alexandria Mullin, Assistant to the Manager, via email

**From:** [Doreen Curtin](mailto:Doreen.Curtin)  
**To:** "[brian@additionsbybh.com](mailto:brian@additionsbybh.com)"  
**Subject:** 102 Morningside Cr - sunroom addition  
**Date:** Tuesday, September 16, 2025 3:30:00 PM

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Good afternoon:

Per our conversation, a sunroom addition would not be permitted without a variance. As a courtesy to your customer, outlined below are some options to consider. However, if the decision remains a sunroom, the property owner will need to request relief in terms of a variance from the Zoning Hearing Board. Variances are not guaranteed, and the applicant must prove the property has a hardship per the requirements as outlined by the Municipalities Planning Code of the Commonwealth.

First some options to consider, the property owner may construct a covered porch that is not enclosed, a deck, a patio or other similar single-story accessory addition. The ordinance that applies is as follows:

[§ 27-2105 Yard Requirements and Driveways.](#)

[Ord. 8-14-1995, § 2105]

No portion of a building or structure shall be built within the minimum depths of front, side, or rear yards as specified in Parts 3 through 20.

**a.** Driveways shall be permitted to encroach into front, rear, and side setback areas, subject to all other township regulations for same.

**b.** Single story decks, roofed porches, patios, or other similar single story accessory additions to residential dwelling units, as approved by the zoning officer, may encroach into the required rear setback area by a **maximum of 1/3 of the required rear yard** setback or 15 feet, whichever is a lesser distance or more restrictive requirement. (this does not include additions with any type of enclosure)

**In the case of 102 Morningside Circle – the maximum encroachment is 26.8 feet to the property line.**

The other option is to apply for a variance. The criteria for a variance are noted below:

Requirements and Standards. No variance in the strict application of the provisions of this chapter shall be granted by the Board unless the Board finds that the requirements and standards are satisfied. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate that

the appeal for the variance is in conformance with the requirements and standards listed below:

1. That the granting of the variance shall be in harmony with the general purpose and intent of this chapter and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
2. That the granting of the variance will not permit the establishment within a district of any use which is not permitted in that district.
3. There must be proof of unique circumstances. That there are special circumstances or conditions, fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building.
4. There must be proof of unnecessary hardship.
5. That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

Because of the tight parameters of the property and its building envelope, a land survey showing the exact boundary and the location of the structures on the land to the property lines would be required. This information would be necessary for the Zoning Hearing Board to make an accurate assessment of the situation and ensure that any variance granted, if granted, would meet all the terms and conditions as set forth by the ZHB Decision regarding actual measurements.

Feel free to discuss this with your clients. Please let me know by Friday noontime what their decision will be. If they choose to do something that can be approved, the review can be finished, otherwise a denial letter will be issued.

Regards,

*Doreen Curtin*

**Zoning Officer**

New Britain Township

207 Park Avenue

Chalfont PA 19814

215-822-1391 x107

[dcurtin@nbtpa.us](mailto:dcurtin@nbtpa.us)