



New Britain Township

Zoning Hearing Board

Zoning Hearing Board Agenda

December 18, 2025

7:00 p.m.

HEARINGS

1. Appeal #2025-06 – 213 Holly

(Applicant is applying for a variance from 27-2105.6 to allow the paver walkway and patio to encroach the side yard setback and from 27-305.B11.c to allow an increase in impervious coverage from 30% to 34.7%)

2. 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.

3. Other Business

4. Adjournment

The next scheduled meeting of the New Britain Township Zoning Hearing Board is January 28, 2026, beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.

VARIANCE REQUEST

Applicant and Owner – Bob and Cathy Campbell

Property

Tax Parcel No. 26-015-131
213 Holly Drive Chalfont, PA 18914
Zoned RR/CA-2/PRD Residential

Proposal

Applicants are proposing to construct a paver patio at 470'SF and paver walkway at 180'SF

Variance requested from Zoning Ordinance Section 27-305.B11.c to allow 34.7% impervious coverage where 30% is permitted.

Variance requested from Zoning Ordinance 27-2105.6 to allow the patio to encroach into the side yard setback by 5' where a 10' is required.

Existing Conditions

- The subject property is 0.26 acres (11,200' SF) with 80' feet of frontage along Holly Drive. No easements, floodplains, or special conditions are listed for the property.
- The property has a 2-story single-family detached dwelling of 1,708 SF footprint.
- The existing dwelling is reasonable size but the lot area is undersized compared to the large majority of lots in the neighborhood
- Bob and Cathy Campbell are the original owners of the home which was purchased in August of 1988.

Neighborhood surrounding the Property

- RR/CA-2/PRD Residential Zoning District including all surrounding properties
- Properties to all sides are single-family detached dwellings.

Proposed Project

- Applicants need zoning relief from impervious surface coverage and side yard setback.
- Applicants are proposing to construct a paver patio at 470'SF and paver walkway at 180'SF. Applicants are also proposing landscaping and drainage work.
- French drain and infiltration trench are proposed to help mitigate and offset the proposed new impervious surface

Variance Requested

Zoning Ordinance Section 27-305.B11.c to allow an impervious surface coverage of 34.7%, where 30% is required.

Zoning Ordinance Section 27-2105.6 to allow the proposed patio to encroach in the side yard setback by 5' where 10' is required.

Variance Requirements:

- The property is undersized in comparison to the large portion of neighboring properties. The lot can only allow up to 127' SF of new impervious to be constructed before needing a variance. Large majority of properties within the community would not require a variance for the proposed impervious surface addition of 650'sf. Lot dimensions of neighboring lots would also allow for larger setbacks.
- This is a de minimis request as the deviation from the impervious surface requirement is less than 10%. The total deviation is 4.7%; where allowed impervious is 30% and proposed is 34.7%.
- The addition of a side walkway and patio is typical for residential lots in this area and is not an unusual request.
- Walkway and patio are designed and positioned to reduce site disturbance and to minimize additional impervious surface area in surplus of proposed work.
- The existing site conditions and lot was as is when property was purchased by applicant.
- Proposed patio and walkway will be kind with the surrounding residential properties are aligned with the visual appearance of surrounding properties.
- Proposed patio and walkway will not hinder surrounding property nor be detrimental to the community.

Narrative for Zoning Relief

The proposed patio and walkway are intended to provide additional living area and access for the applicants. We believe that the patio and walkway are designed at the optimal position to reduce additional impervious surface in excess of proposed patio and walkway, while allowing for means of access from the rear and front yards. The patio and walkway are appropriate in size to surrounding properties and is not an unusual structure in a residential neighborhood. Furthermore, relief is requested due to the small lot size of the applicant's lot in comparison to other lots with the community. Most neighboring lots would not require variance for the proposed walkway and patio; hence creating an unusual condition for applicants lot. We believe that granting zoning relief will not produce any adverse impact on the health, safety or public welfare or of the direct neighbors / community.



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 #: **ZHB-2025-6**
Date Filed: 11/19/25 d/w
Payment: 000
Check #: 210
Receipt #: 18524

1. Date: 11/14/2025
2. Classification of Appeal/Application (Check one or more if applicable):
☒ A. Request for Variance
☐ B. Request for Special Exception
☐ C. Other _____
3. Applicant:
(a) Name: Robert + Cathy Campbell
(b) Mailing Address: 213 Holly Dr
Chalfont, PA 18914
(c) Phone Number: 215-997-2181
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Owner

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

4. Applicant's attorney, if applicable:
(a) Name: N/A
(b) Mailing Address: _____
(c) Phone Number: _____
(d) Email Address: _____

5. Property:
(a) Present Zoning Use Classification: Residence - RR/CA-2/PRD Residential
(b) Tax Parcel Number: 216-015-131
(c) Location (With reference to nearby intersections or prominent features):
Hollydale
Cedarhill Rd + Butler Pike

6. Proposed use of property/construction:
Walkway - Parer
Patio - Parer

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
27-2105.6 to allow patio encroach side yard (setback 5' where 10' is standard)
27-305.B11.c to allow 34.7% impervious where 30% is permitted.

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:

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 List

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

Catherine Campbell
Signature

Robert Campbell
Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

Robert & Catherine Campbell

_____, 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
14 day of Nov 2025

gk

Notary Public

My Commission expires: 2/9/28

Commonwealth of Pennsylvania - Notary Seal
Azhar Haque, Notary Public
Bucks County
My commission expires February 9, 2028
Commission number 1443427
Member, Pennsylvania Association of Notaries



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 3rd 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.



IMPERVIOUS TABULATION	
ITEM	AREA (SQ. FT.)
DWELLING	1708 S.F.
SHED	119 S.F.
DRIVE	705 S.F.
REAR PATIO/PAVERS	465 S.F.
FRONT COV'D ENTRY	77 S.F.
CONCRETE WALK	55 S.F.
SHED BLOCK SKIRT	85 S.F.
FLAGSTONE (TRASH)	21 S.F.
TOTAL BUILDING(S)	1827 S.F.
TOTAL IMPERVIOUS	3233 S.F.

PARCEL AREA
TOTAL BUILDING IMPERVIOUS PERCENTAGE
TOTAL PARCEL IMPERVIOUS PERCENTAGE

11200 S.F.
15.3%
28.9%

IMPERVIOUS SURFACE TABULATION:
TP#: 26-015-131 Zoning: RR (PRD)
LOT AREA: 11,200' sf 0.26 (acres)

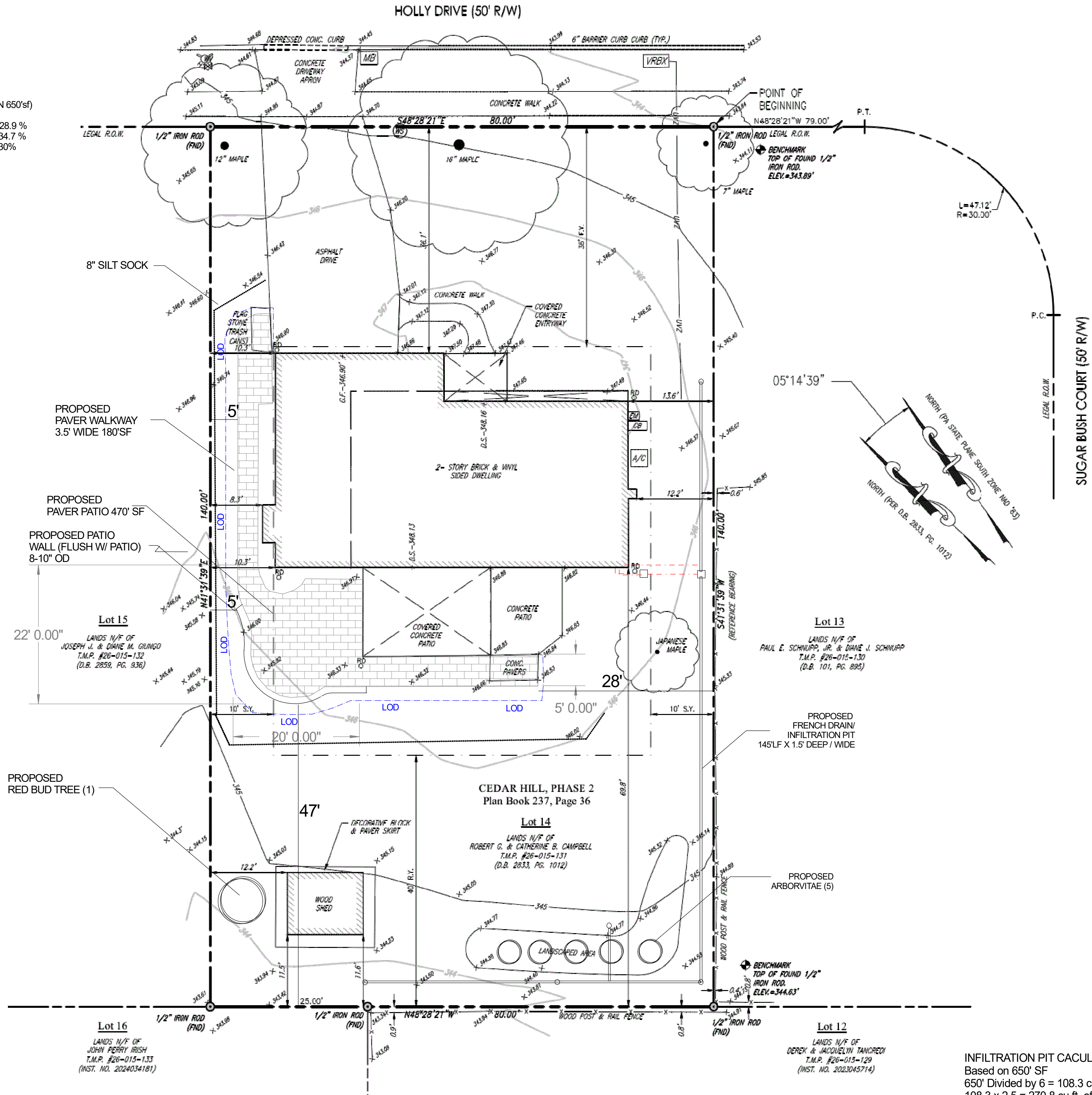
TOTAL EXISTING 3,233' sf
PROPOSED
PAVER PATIO ADDITION: 470' sf
PAVER WALKWAY ADDITION: 180' sf

TOTAL PROPOSED NEW IMPERVIOUS : 650' sf (NET GAIN 650'sf)

TOTAL EXISTING IMPERVIOUS: 3,233' sf / 11,200' sf = 28.9 %
TOTAL PROPOSED IMPERVIOUS: 3,883' sf / 11,200' sf = 34.7 %
TOTAL IMPERVIOUS ALLOWED: 3,360' sf / 11,200' sf = 30 %
IMPERVIOUS OVERAGE : + 523' sf/ = + 4.7%

REQUIREMENT COMPARISON PER CEDAR HILL PHASE 2 RECORD PLAN		
	REQUIRED	EXISTING
MIN. LOT AREA	8,000 S.F.	11,200 S.F.
MIN. LOT WIDTH	70 FT.	80 FT.
SETBACKS		
DWELLING		
FRONT	35 FT.	36.1 FT.
SIDE	10 FT.	8.3 FT. (CHIMNEY)
REAR	40 FT.	69.8 FT.
MAX. BLDG. HEIGHT	35 FT.	≤35 FT.
MAX. BLDG. COVERAGE	≤30%	15.3%

LEGEND	
--- 30' ---	CONTOUR LINE (MINOR INTERVAL)
--- 100' ---	CONTOUR LINE (MAJOR INTERVAL)
WV	WATER VALVE
VCB	VERIZON CABLE BOX
MB	MAIL BOX
E	ELECTRIC METER
CB	CABLE BOX
MS	WATER SERVICE
+	TEMPORARY BENCHMARK
•	SPOT ELEVATION
+ D.S. - 232.76	DOOR SILL ELEVATION
+ G.F. - 232.76	GARAGE FLOOR ELEVATION
R	RADIUS
Δ	DELTA ANGLE
L	LENGTH OF ARC
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
•	FIRE HYDRANT
•	ROOF DRAIN
•	HARD WOOD TREE



CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHOULD BE COMPLETED BEFORE ANY FOLLOWING STAGE INITIATED.

At least 7 day before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776 for buried utilities locations.

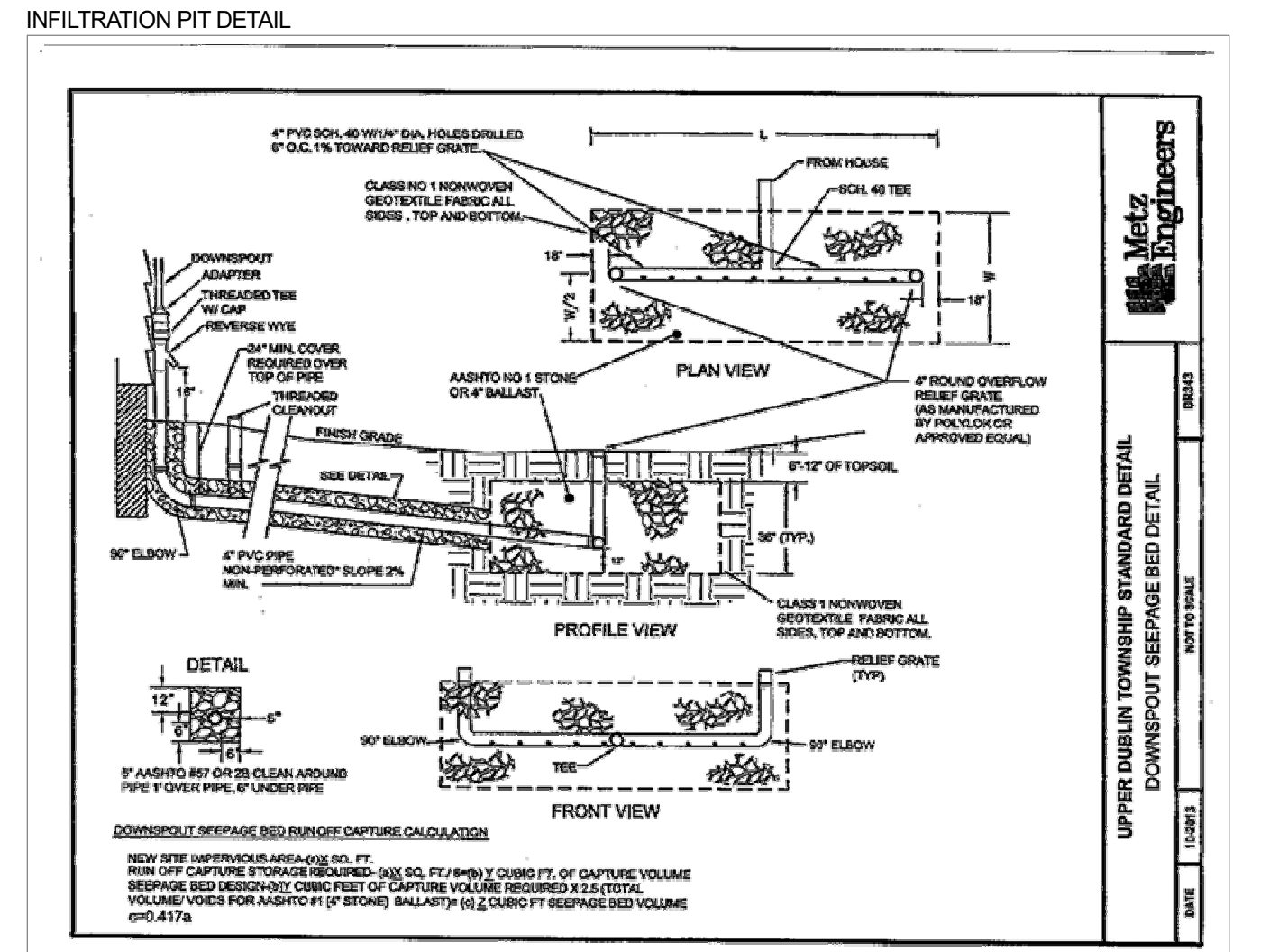
STAGE 1: Install silt sock on downhill portion of the site. Begin excavation of for proposed patio and walkway. All waste materials to be immediately removed from site. Limit excavating to an area that can be filled with stone foundation within the same day. Any sediment on driveway or roadway will be cleared immediately. Install pavers for patio and walkway areas. Plant (1) red bud tree and (5) arborvitae. During construction, contractor responsible for dust control by wetting disturbed soil areas. Exposed soils should be moistened to prevent dust from becoming airborne. Stage 1 must be completed before starting Stage 2.

STAGE 2: Upon completion of Stage 1, Install french drain / infiltration pit. Complete all final grading of approved site plan. Existing site elevations and grades not to be changed or altered, only finish grading to be completed to restore turf. Stabilize all disturbed areas by seeding and mulching. After final site stabilization has been achieved, all erosion and sediment controls must be removed. All areas disturbed during removal of erosion and sediment controls must be stabilized immediately.

TOTAL AREA TO BE DISTURBED = 0.019 ACRES (820' SF.)

NARRATIVE

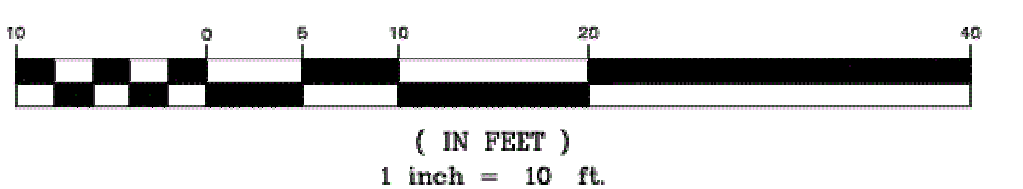
The project is located at 213 Holly Drive, Chalfont in Bucks County, PA. The property is a 0.26 acre parcel and is currently occupied by a single family dwelling. The project proposed is to build a paver patio and walkway. The project also includes installing a french drain / infiltration pit and plant (6) trees to help manage runoff. Minimal grading is to be completed as is only needed to due to construction of the proposed area. All earth disturbances to be limited and to be stabilized immediately upon project completion.



INFILTRATION PIT CALCULATIONS

Based on 650' SF
650' Divided by 6 = 108.3 cu runoff capture storage
108.3 x 2.5 = 270.8 cu ft. of stone area volume
1'6" x 145' x 1'6" deep = 326.25 cu. ft. is more than 270.8 cu. ft. needed

GRAPHIC SCALE



FIELD BOOK: NEW BRITAIN-14
PAGES: 69-70
FIELD DATES: 9/02/25, 9/11/25
PARTY CHIEF: TAK

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

PLAN NOTATION: THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY OTHER PROJECT OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES.

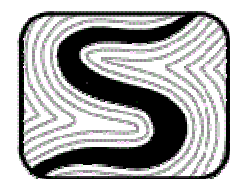
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ALL RIGHTS RESERVED.

NO.	DATE	COMMENT

T.M.P. #26-015-031

BOUNDARY & TOPOGRAPHIC SURVEY

R. L. Showalter & Associates



116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5664
EMAIL: admin@rlshowalter.com

• Engineering • Planning • Surveying •



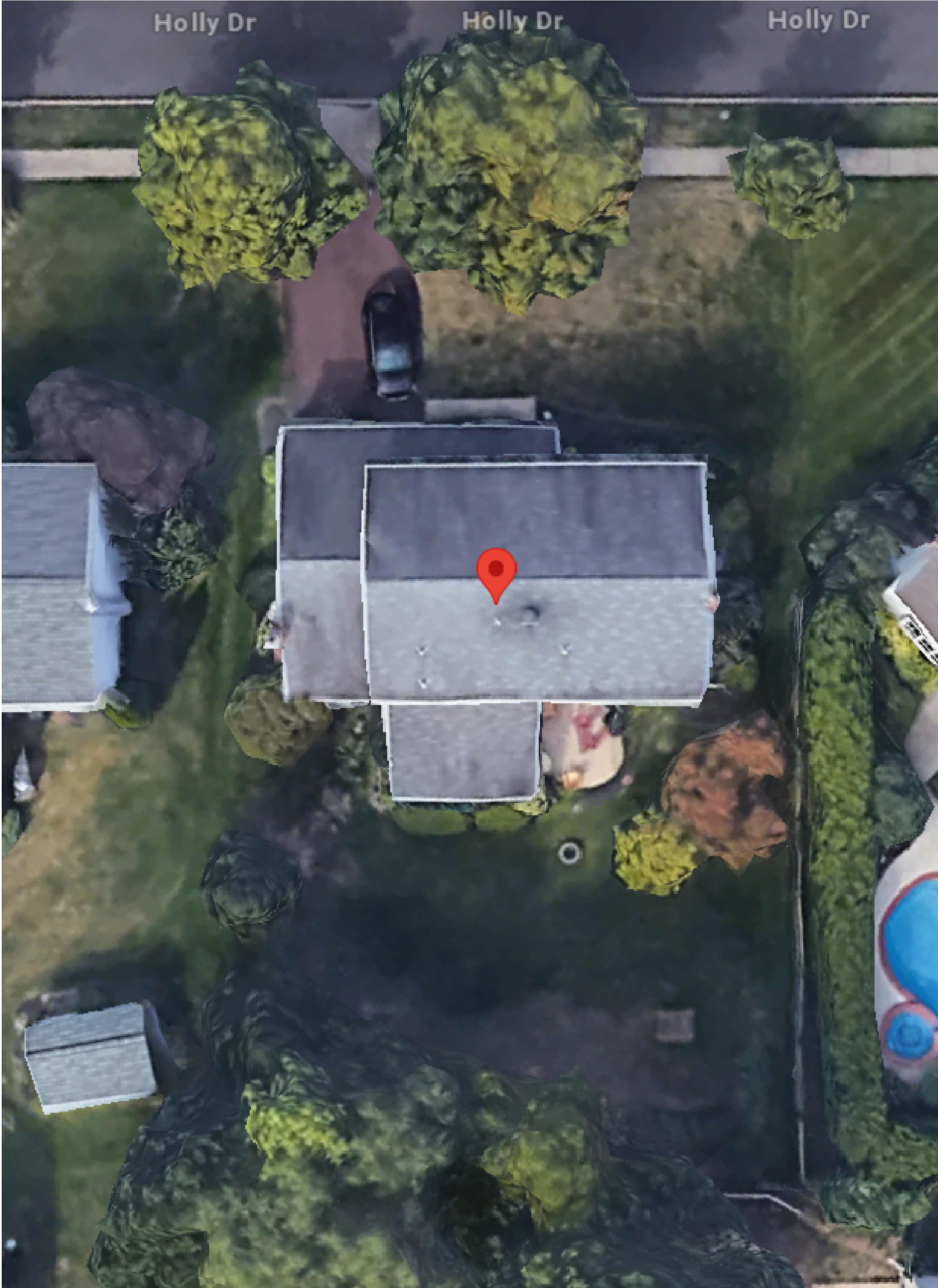
SCALE: 1" = 10'
DATE: 09/12/25
JOB NO.: 2025-102
DRAWN BY: TP
CHECKED BY: TAK

SITUATE: NEW BRITAIN
BUCKS COUNTY, PA
PREPARED FOR:
BOB & CATHY CAMPBELL
213 HOLLY DRIVE
CHALFONT, PA 18914

SHEET

1 OF 1

AERIAL



EXISTING SITE



PROPOSED ELEVATION



THE CAMPBELL RESIDENCE - 213 HOLLY DRIVE CHALFONT, PA 18914