



# New Britain Township

---

## Zoning Hearing Board

### Zoning Hearing Board Agenda

June 18, 2026

7:00 p.m.

#### HEARINGS

##### 1. New Business

###### a. Appeal #2026-3 – 201 Lauren Lane

**Appeal # 2026-3** – Application of Temitope Folaranmi for the property located at 201 Lauren Lane, Chalfont, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Number 26-005-003-001. The property is in the Rural Residential Zoning District. The applicant proposes to construct a patio addition to the existing single-family residence. The applicant seeks a variance from Section 27-902.b of the zoning ordinance to permit the patio to be constructed with a 53-foot rear yard setback, instead of the required 75-foot rear yard setback.

##### 2. Other Business

##### 3. Adjournment

*The next scheduled meeting of the New Britain Township Zoning Hearing Board July 16, 2026, 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 #: ZHB-2026-3  
 Date Filed: 4.24.26  
 Payment: \$ 800  
 Check #: 2717  
 Receipt #: 19267 DC

1. Date: 04/08/26
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: Temitope Folaranmi  
 (b) Mailing Address: 201 Lauren Ln  
Chalfont PA 18914  
 (c) Phone Number: 678-650-5735  
 (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
 \_\_\_\_\_



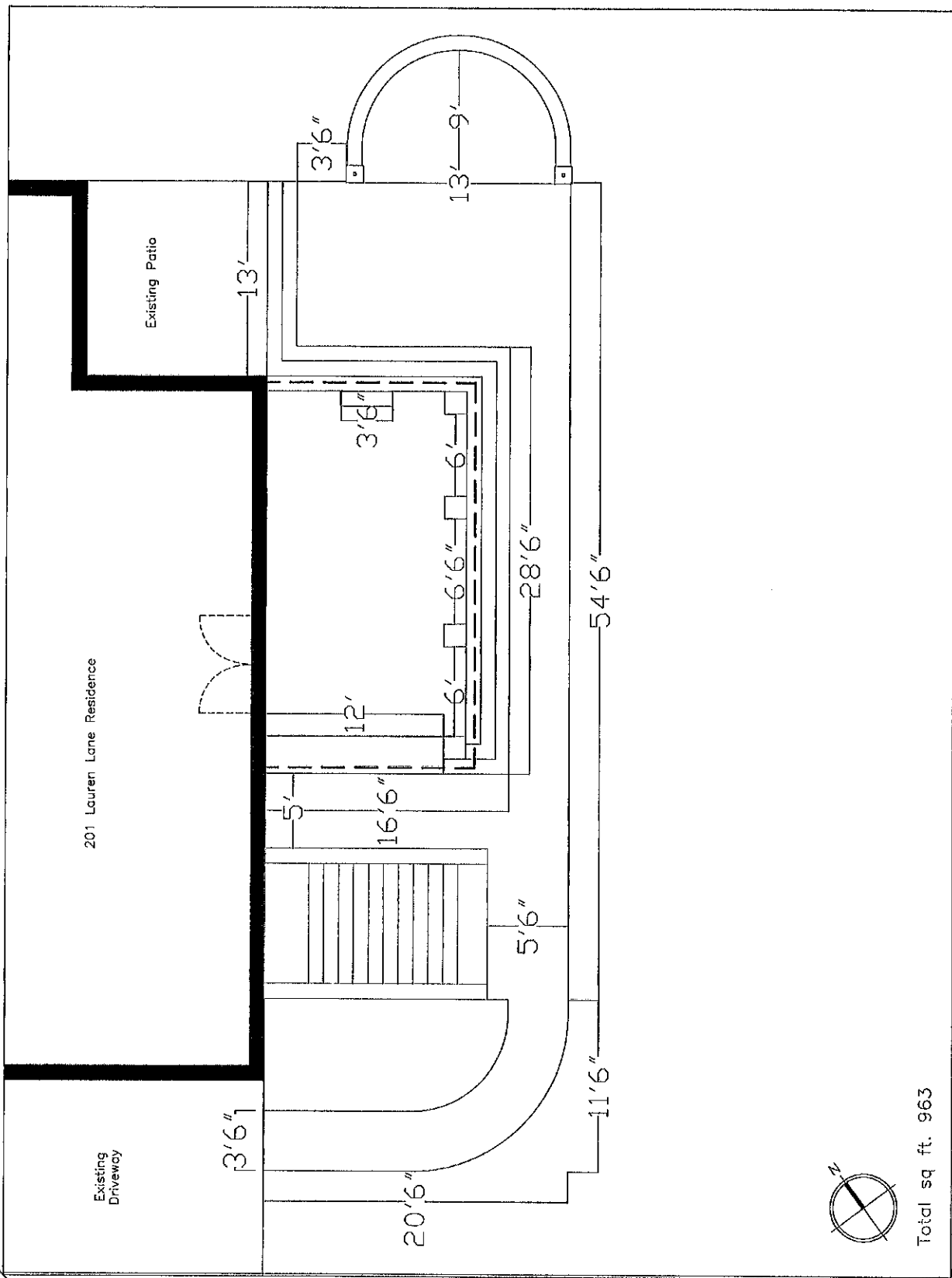
\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable:  
 (a) Name: \_\_\_\_\_  
 (b) Mailing Address: \_\_\_\_\_  
 (c) Phone Number: \_\_\_\_\_  
 (d) Email Address: \_\_\_\_\_
5. Property:  
 (a) Present Zoning Use Classification: Rural Residential  
 (b) Tax Parcel Number: 26-005-003-001  
 (c) Location (With reference to nearby intersections or prominent features):  
1 acre lot #2 84 Schoadhouse Rd Plan

6. Proposed use of property/construction:  
outdoor living space for Temi's Family

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
27-902.6 Area and dimensional requirements 75' setbacks  
allowed 15', project encroaches 22' into the  
setback 27-2105.6





Total sq. ft. 963

General Notes

No.	Revisions/Notes	Date

Prepared by: Kelly Kelly  
 201 Lauren Lane  
 Cranston, PA 18914

Project Name and Address  
 Lauren Lane Residence  
 201 Lauren Ln  
 Cranston, PA 18914

Client  
 Kelly Kelly  
 05/22/2026  
 As Noted



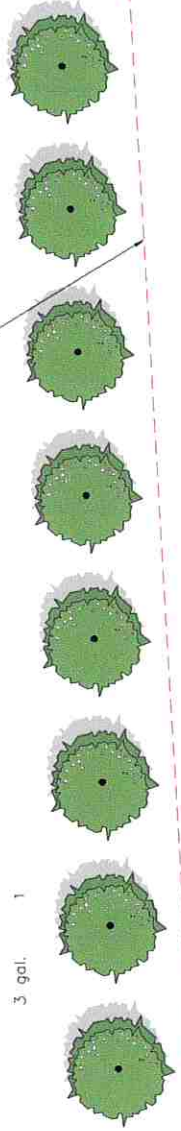
**PLANT SCHEDULE**

TREES	BOTANICAL/COMMON NAME	SIZE	QTY
	Thuja o. 'Emerald Green'	10 gal.	8
	American Arborvitae	10 gal.	1
	Magnolia 'Jane'	3 gal.	7
	Jane Magnolia	1 gal.	7
	Hydrangea paniculata 'LimeLight'	1 gal.	5
	Hydrangea	3 gal.	1
	Nepeta racemosa 'Blue Wonder'	3 gal.	1
	Catmint	3 gal.	1
	Spiraea japonica 'Little Princess'	3 gal.	1
	Japanese Spirea	3 gal.	1
	Photinia x fraseri 'Red-Tip'	3 gal.	1
	Red Tip Photinia	3 gal.	1

3pc. Pavers sq ft. 743  
 4.5x9 Pavers sq ft. 220  
 Mulch sq ft. 322



Property Conservation Easement



General Notes

No.	Revision/Issue	Date

Prepared by and address:  
 J. Kelly  
 PO Box 722  
 Langhorne, PA 19047

Project name and address:  
 Lauren Lane Residence  
 Lauren Lane  
 Chalfont, PA 18914

Prepared:  
 J. Kelly  
 Date:  
 04/22/2026  
 Scale:  
 As Noted



**Deen**

UPI # 26-005-003-001

Hallmark Homes-Schoolhouse, LLC, a PA  
Limited Liability Company

TO

Terniopo Folaranni

Security Abstract of PA, Inc.  
1592 Sunnyside Pike  
Lansdale, PA 19446  
Phone 610-584-6890 Fax 610-584-6859

In Witness Whereof, the said Grantor has caused these presents to be executed and dated as of the date first set forth above.

**HALLMARK HOMES-SCHOOLHOUSE,  
LLC, A PA LIMITED LIABILITY COMPANY**

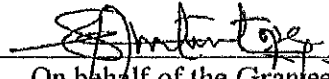
By: **Hallmark Partners II LP, sole member**

By: **HM Partners II Inc., general partner**

By:   
**Richard R. Carroll, III, President**

The precise residence and the complete post office address of the above-named Grantee is:

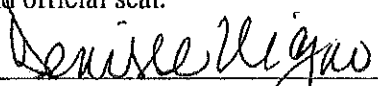
*201 Lauren Lane  
Chalfont PA 18914*

  
On behalf of the Grantee

Commonwealth of Pennsylvania } ss  
County of Bucks

AND NOW, this 14<sup>th</sup> day of January, 2025, before me, the undersigned Notary Public, appeared **Richard R. Carroll, III, President of HM Partners II, Inc., general partner of Hallmark Partners II LP**, who acknowledged himself/herself to be the **sole member of Hallmark Homes-Schoolhouse, LLC, a PA Limited Liability Company**, , and he/she, as such president being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as president.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

  
Notary Public  
My commission expires 09/05/25

Commonwealth of Pennsylvania - Notary Seal  
Denisse Nigro, Notary Public  
Bucks County  
My commission expires September 5, 2025  
Commission number 1320145  
Member, Pennsylvania Association of Notaries

## **One Page Legal Style Variance Narrative**

**Applicant:** Temitope Folaranmi

**Property:** 201 Lauren Lane, Chalfont, PA

**Zoning District:** Rural Residential

**Relief Requested:** Variance from rear yard setback requirements to permit a covered patio extending 22 feet where 15 feet is permitted

---

### **Statement of Request**

The Applicant seeks a dimensional variance from the rear yard setback requirement to allow construction of a covered patio extending 22 feet into the rear yard. The request represents a modest deviation necessary to enable a functional residential improvement consistent with the character and use of the property.

---

### **Compliance with Variance Standards**

#### **1. Harmony with Ordinance and No Detriment to Public Welfare**

The proposed structure is an accessory residential use that is fully consistent with the intent of the Rural Residential district. It will be located entirely to the rear of the dwelling, will not alter neighborhood character, and will not generate additional traffic, noise, or environmental impact. Given the approximately one acre lot size, the structure remains proportionate and will not adversely affect adjacent properties.

---

#### **2. No Introduction of Non-Permitted Use**

The request does not seek to introduce any use not otherwise permitted. The covered patio is a customary accessory use incidental to a single-family residence.

---

#### **3. Unique Physical Circumstances**

The property is subject to conditions that limit the practical usability of the rear yard under strict application of the ordinance. The placement of the existing dwelling and required setbacks significantly constrain the depth of usable outdoor space. A 15 foot allowance does not accommodate the structural and functional requirements of a covered patio, including support elements and circulation space. These conditions are specific to the property and not broadly applicable to neighboring lots.

---

#### **4. Unnecessary Hardship**

Strict enforcement of the 15 foot setback creates an unnecessary hardship by preventing a reasonable and customary residential use. A patio limited to 15 feet in depth would be functionally impractical once structural supports and safe circulation space are accounted for, effectively depriving the Applicant of meaningful use of the rear yard for covered outdoor living.

---

**5. Minimum Variance Necessary**

The requested extension to 22 feet is the minimum necessary to achieve a functional layout. The additional depth is required to accommodate structural elements while preserving usable space. Any lesser relief would fail to resolve the hardship.

---

**6. No Self-Created Hardship**

The hardship arises from the configuration of the property and zoning constraints, not from any action of the Applicant.

---

**7. Safeguards**

The Applicant is willing to comply with reasonable conditions, including appropriate drainage, materials consistent with the home, and lighting controls, to ensure compatibility with surrounding properties.

---




**Conclusion**

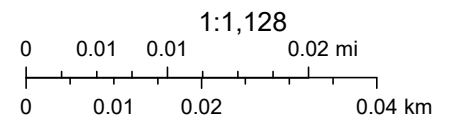
The requested variance is modest, necessary for reasonable use, and consistent with the intent of the zoning ordinance. The Applicant respectfully requests approval.

# Bucks County Parcels



4/27/2026, 11:03:42 PM

-  Municipal Boundary
-  Parcel Annotation
-  Bucks County Parcels



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