

NEW HOPE BOROUGH

August 23, 2023

7:00 PM

New Hope Borough Hall, 125 New Street, New Hope, PA, 18938

Zoning Hearing Board Agenda

__ Fiala, Chair __ Ferrone, Vice-Chair __ Goodwin __ Hansel __ Hover
__ Haegele (Alt)

1. Call to Order

2. ZHB Application:

a. Docket # 474, 28 W. Bridge St., James & Celeste Manitta

This is the application of James & Celeste Manitta regarding Tax Parcel No. 27-010-031 which is located at 28 W. Bridge Street in the CC, Central Commercial Zoning District of New Hope Borough. The Applicants appeal the Zoning Officer's Notice of Violation (NOV), dated June 07, 2023, citing Applicants for, "use of the property as an Events Center constitutes a secondary principal use which is not permitted pursuant to Zoning Ordinance §275-11E"; lack of sufficient information regarding adequate parking for the use provided under §275-56.K; and, use of temporary outdoor tents without permits, pursuant to §275-22.D. In addition, or in the alternative, Applicants seek an interpretation and or a variance to permit the activities described in the Enforcement Notice, and or to modify conditions of prior Zoning Hearing Board decisions affecting the use. Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours and on the date, time and place of the hearing.

b. Docket # 475, 263 N. Main St., John & Mary Volpe

This is the application of Dr. John and Mary Volpe regarding Tax Parcel No. 27-007-022 which is located at 263 North Main Street in the RB, Borough Residential Zoning District of New Hope Borough. Applicants seek to improve the existing residential property. In so doing, Applicants request a variance from §275-14.A and §275-47 of the New Hope Borough Zoning Ordinance to permit the improvements to encroach into the required side yard setback. Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours and on the date, time and place of the hearing.

c. Docket # 472, 12 & 24 Waterloo St., Christopher Asplundh, Jr. and Jeffrey A. & Stephanie D. Cohen

This is the application of Christopher Asplundh, Jr. and Jeffrey A. and Stephanie D. Cohen regarding Tax Parcel Nos. 27-010-152 and 27-010-153 which are located at 12 and 24 Waterloo Street in the RB, Borough Residential Zoning District of New Hope Borough. Applicants propose a minor subdivision (lot line adjustment) to facilitate certain improvements to the subject residential properties. The improvements require the following variances from the New Hope Borough Zoning Ordinance: (1) from §275-57.I, to permit the off-street parking spaces servicing 24 Waterloo to be located on 12 Waterloo pursuant to a Parking Licensing Agreement; (2) from §275-59.A, to permit 12 Waterloo to have two driveways within 100' of property frontage; (3) from §275-59.D(1), to permit the driveway accessing the Annexed Area to be within 10' of 12 Waterloo's southern property line; (4) from §275-59.D(3), to permit the two driveways on 12 Waterloo to be closer than 50'; and, (5) from §275-38.B(4), to permit fencing which measures over 3 feet in height in the front yard setback area. In the alternative, Applicant seeks to extend the variances granted by the New Hope Borough Zoning Hearing Board Borough Decision dated November 19, 2019. Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours and on the date, time and place of the hearing.

3. Adjournment