

NEW HOPE BOROUGH

September 14, 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)

CALL TO ORDER

ZHB APPLICATIONS

a. Docket # 470, 96 N. Main St., Karl Schwartz & Sons

This is the application of Karl Schwartz & Sons, regarding Tax Parcel No. 27-007-047 which is located at 96 North Main Street in the RB, Borough Residential Zoning District of New Hope Borough. Applicant proposes to construct a swimming pool in the rear yard of the property, and requests the following variances from the New Hope Borough Zoning Ordinance (“Ordinance”), accordingly: (1) from §275-29.C(1)(b), to increase the impervious surface ratio to 44%, where a maximum of 40% is permitted; (2) from §275-22.C(4)(a), to allow pool equipment to be located 4 feet off the north property line of the property, where the Ordinance requires the equipment to be located at least 20 feet from the property line; (3) from §275-22.C(4)(a), to permit the proposed swimming pool to be located 16 feet from the northern property line, where a minimum setback of 20 feet is required; (4) a determination that the Delaware River is not an “adjacent property” or an “adjoining property” as those terms are used in §275-22.C(4)(b). In the alternative, Applicant requests a variance from §275-22.C(4)(b) to provide “a dense planting of evergreen trees and shrubs” and a 6-foot high solid opaque barrier between the proposed swimming pool and the Delaware River at the rear of Applicant’s property; and (5) from §275-43.C, the requirement that pool equipment to be located on a pad installed at ground level. Applicant seeks to install the pool equipment 1.5 feet above base flood elevation consistent with §275-43.E(3)(l). Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours.

b. Docket # 473, 121 Lakeview Dr., Winifred Cabelus

This is the application of Winifred Cabelus regarding Tax Parcel No. 27-008-081 which is located at 121 Lakeview Drive in the PRD, Planned Residential Development Zoning District of New Hope Borough. Applicant appeals the May 25, 2023, Notice of Violation, citing Applicant as follows, “the current use and occupancy of the property under the Lease violates the Zoning Ordinance because the current occupants under the Lease do not qualify as a “Family” as the term is defined by §275-6.B of the Zoning Ordinance.”

In the alternative, applicant seeks a variance from §275-6.B, which defines “Family”, in order to continue the residential rental use. Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours.

c. 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.

d. Docket # 476, 180 W. Bridge St., New Hope-Solebury School District

This is the application of New Hope-Solebury School District regarding Tax Parcel No. 27-006-065-001 which is located at 180 W. Bridge Street in the RC, Multifamily Residential Zoning District of New Hope Borough. Applicant proposes a number of improvements to the High School, Middle School, and Elementary School facilities, including a fieldhouse and scoreboard, a press box, new walkways, and other site improvements around the existing stadium on site. The press box is proposed at 29 feet in height. The field house and score board are proposed at approximately 26 feet in height. §275-38(c)(2) of the New Hope Borough Zoning Ordinance (“Ordinance”) limits the height of accessory structures to 15 feet. Applicant seeks variances accordingly. The retaining wall with fence is proposed at a height of approximately 11 feet. Ordinance §275-22.C(2) permits a maximum fence height of 6 feet. Applicant seeks a variance. The improvements will result in removal of several non-shade trees of greater than 15” caliper in the area of the proposed development. Ordinance §275-42.C(2)(b) and §275-42.C(2)(c) prohibit the removal. A variance is requested accordingly. Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours.

ADJOURNMENT