

# NEW HOPE BOROUGH

October 12, 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

### CONTINUED ZHB APPLICATIONS

- a. **Docket # 468, 36 North Main Street, 22 North Main Street & 13 East Randolph Street, Landing Property, LLC – \*\*Application is scheduled but will not be presented and instead will be continued to a future date.**
- b. **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.

### NEW APPLICATIONS

- c. **Docket # 478, 71 W. Ferry St., Louis Bellafronte & Donna Morello**

This is the application of Louis Bellafronte & Donna Morello, regarding Tax Parcel No. 27-010-057-001 which is located at 71 W. Ferry Street, in the RB, Borough Residential Zoning District of New Hope Borough. Applicants seek to expand an existing nonconforming structure, containing a nonconforming townhouse use, on a nonconforming lot. Applicants seek a special exception under §275-62.C(1) of the New Hope Borough Zoning Ordinance (“Ordinance”) to expand the nonconformities; and the following variances: from §275-29.C, 275-38.B(1), and §275-38.B(5) to allow the dwelling addition to further encroach into the required side yard setback; from §275-38.C(1), 275-38.C(4), and §275-47.A to allow a raised deck to further encroach into the side yard; and, from §275-62 to permit expansion of the nonconformities beyond Ordinance limits. Applicant obtained relief for the above through decision issued November 24, 2021, but the relief expired pursuant to §275-93 of the Ordinance. Materials regarding this application may be examined at the New Hope Borough Hall during normal business hours.

### ADJOURNMENT