

PUBLIC NOTICE

The Zoning Hearing Board of New Hope Borough, Bucks County, Pennsylvania, will hold a public hearing on Thursday September 2, 2010 at 7:00 P.M. at the New Hope Borough Hall, 41 North Main Street, New Hope, PA. 18938, to consider the application of Marsha Brown regarding Tax Parcel No. 27-10-50, which is located at 15 South Main Street, New Hope, PA. 18938 and developed as Marsha Browns Restaurant. The subject property is located in the CC, Central Commercial District of New Hope Borough. The Applicant requests the following relief from the New Hope Borough Zoning Ordinance: (1) a variance or special exception to extend the use of a restaurant in the CC District; (2) a variance or special exception to extend the use of a restaurant in the CC District with two (2) proposed outdoor dining areas in front of the existing building; (3) a variance from §275.31.C.2.b, which limits impervious surface coverage to 70%, by expanding it from the existing 85.22% to the proposed 91.49%; (4) a variance from the front yard setback requirements of §275.31.C.1.g.1 to allow a front yard setback distance of 6 inches instead of the required 10 feet; (5) a variance from §275.31.C.1.g.2 to permit a "right" side setback distance of 1 foot, 6 inches instead of the required 10 feet; (6) a variance from §275.31.C.1.g.2 to permit a "left" side setback distance of 4 feet, 6 inches instead of the required 6 feet; (7) a variance from the sign requirements of §275.48.B to permit the existing 21 square foot two sided free standing sign to be relocated as a projection sign supported off of the existing entrance awning; (8) a variance from §275.17.D.2.c to eliminate the requirement for parking for the proposed outdoor eating areas; (9) a variance from §275.56.E.4 to provide less than the required parking; (10) a variance from §275.17.D.2.d.1 to allow outdoor eating areas outside of the building setback lines and to permit outdoor use of required yard areas; (11) a variance from §275-17.D.2.d.2 to permit outdoor use areas within 25 feet of side or rear property lines and 10 feet of a street line; (12) a variance from §275.-17.D.3 which requires that the use be connected to public water and waste water facilities. 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.

ZONING HEARING BOARD OF NEW HOPE BOROUGH

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