

**NEW HOPE BOROUGH
ZONING HEARING BOARD
MEETING AGENDA
JANUARY 3, 2019, 7 PM**

NOTICE

The Zoning Hearing Board of New Hope Borough, Bucks County, PA, will hold a public hearing on Thursday, January 3, 2019, at 7:00 PM, at New Hope Borough Hall, 125 New Street, New Hope, PA, 18938, to consider the application of Penn Community Bank, regarding Tax Parcel No. 27-006-004 which is located at 275 West Bridge Street in the HC, Highway Commercial Zoning District of New Hope Borough, Bucks County, PA. The applicant proposes the redevelopment of the existing drive-through canopy and proposes additional signage. Applicant requests a special exception and multiple variances, as follows: (1) a special exception pursuant to §275-32.B.(2).(m), to allow an expansion of drive-through use; (2) a variance from §275-32.C.(1).(f).[1], to allow a further encroachment of an already nonconforming front yard setback requirement of 50 feet; (3) a variance from §275-38.B.(1), to allow a structure to encroach into the required yard setbacks of the zoning ordinance; (4) a variance from §275-38.B.(4), to allow encroachment of the specified front yard setbacks of the zoning ordinance; (5) a variance from §275-38.B.(6), to allow encroachment into the required 80 foot front yard setback for lots within the HC Zoning District abutting Route 179; (6) a variance from §275-47.A, to allow a use to encroach into the required setback lines; (7) a variance from §275-54.D.(1).(a), to allow wall signs to exceed the required number and size; (8) a variance from §275-62.A.(1), to allow a nonconforming structure to expand beyond the extent of the existing nonconformity; and (9) a variance from §275-22.G.(4).(l), to allow the height of a drive-through canopy to exceed the allowable 15 foot maximum. 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.

NOTICE

The Zoning Hearing Board of New Hope Borough, Bucks County, PA, will hold a public hearing on Thursday, January 3, 2019, at 7:00 PM, at New Hope Borough Hall, 125 New Street, New Hope, PA, 18938, to consider the application of Landmark Developers, LLC, regarding Tax Parcel No. 27-010-046 which is located at 9 South Main Street, in the CC, Central Commercial Zoning District of New Hope Borough, Bucks County, PA. The applicant is seeking to continue and expand the use of the property as an Inn with

Restaurant use. Applicant seeks to make improvements to the existing structures by requesting creation and use of additional restaurant space and additional guest rooms. In order to do so, the applicant seeks a special exception pursuant to §275-31.B.(2).(e) of the New Hope Borough Zoning Ordinance (“Ordinance”). In addition, the applicant requests the following variances from the Ordinance: (1) from §275-17.D.(2).(d).[1], to allow outdoor eating and food service outside of the building setback lines; (2) from §275-17.D.(2).(d).[2], to allow outdoor use areas located less than 25 feet from a side property line and less than 10 feet from the front property line; (3) from §275-46.C.(8).(e), to allow uses in the Historic District in excess of 5,000 square feet of gross floor area; (4) from §275-40.B.(1), to allow buffer yard of less than 15 feet in width; in the alternative, that the provision does not apply to this particular property; (5) from §275-59.D.(1), to allow a driveway less than 10 feet from the property line; (6) from §275-58, to allow a waiver from the SALDO requirements; (7) from §275-31.(2).(f).[3], to allow the expansion of a structure in the rear yard setback; (8) from §275-38.B.(1), to allow a structure to occupy portions of required yards; and (9) from §275-47.A, to allow uses and activities outside of the required building setback lines. 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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