

NEW HOPE BOROUGH

January 17, 2019

7:00 PM

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

Zoning Hearing Board Agenda

__ Fiala, Chair __ Grossman, Vice-Chair __ Ferrone __ Hansel __ Santello __ Hover (Alt)

1. Call to Order

2. ZHB Application:

- **Continuance of Hearing** - 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.

3. Adjournment