

# NEW HOPE BOROUGH

February 7, 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 Applications:

- A. Hiten and Jaishri Patel, regarding Tax Parcel Nos. 27-007-020 and 27-007-029 which are collectively located at 253 North Main Street in the RB, Borough Residential Zoning District of New Hope Borough. The Applicants propose to construct a floating dock, access steps, and landing decks on a small lot separated by North Main Street from the Property's main lot containing a single-family dwelling. In order to do so, the Applicants request relief from the following provisions of the New Hope Borough Zoning Ordinance: (1) a variance from §275-29.C.(4), the front, side, and rear yard setback requirements; (2) a variance from §275-38.B, the Zoning Ordinance's General Regulations requiring full compliance with the applicable dimensional requirements; (3) a variance from §275-43.D.(2).a.[2], the Zoning Ordinance's Floodplain Regulations due to locations of the proposed construction encroaching into the floodway; (4) a variance from §275-43.H.(2).(a).[1], the Zoning Ordinance's Floodplain Regulations requiring documentation from a licensed professional demonstrating the proposed construction will not cause an increase to the base flood elevation of the Delaware River when requesting a variance for encroachment into the floodway; (5) a variance from §275-47.B, meeting the dimensional requirements for decks; and (6) a variance from §275-62.B.(1) and §275-62.B.(2), to allow construction on a nonconforming lot that cannot meet the applicable dimensional requirements of the Zoning Ordinance.
- B. Bruce and Natalie Lotier, regarding Tax Parcel No. 27-010-177-001 which is located at 182 South Main Street in the LC, Limited Commercial Zoning District of New Hope Borough. Applicants seek to demolish the existing dwelling on-site and construct a new single-family detached dwelling. In order to do so, the Applicants request relief from the following provisions of the New Hope Borough Zoning Ordinance: (1) a variance from §275-37.C.(1).(b), the maximum allowed impervious coverage requirements; (2) a variance from §275-37.C.(1).(f).[1], the front yard setback requirements; (3) a variance from §275-59.D.(1), the driveway setback requirements of 10 feet from a property line; (4) a variance from §275-38.B.(1), the Zoning Ordinance's General Regulations requiring full compliance with the applicable dimensional regulations; and (5) a variance from §275-47.A, meeting the requirements of uses being fully located within applicable building setbacks.

- C. McDonald's Corporation, regarding Tax Parcel No. 27-003-047-001 which is located at 324 W. Bridge Street, in the SC, Shopping Center Zoning District of New Hope Borough. Applicant seeks to redevelop an existing restaurant with drive-through service aisle without changing the existing building footprint or drive-through service aisle footprint. Applicant seeks a special exception pursuant to §275-33.B.(2)(d) of the New Hope Zoning Ordinance to allow the use within the SC, Shopping Center District. Applicant also seeks variances from §275-52.A and §275-54.D to exceed the number, size, and type of signs allowed on the subject property, and from §275-52.A.(22) to allow a digital sign (electronic messaging center) on the subject property.
- D. James T. Clare and Kathy Schroeher, Trustees of the Kathy Schroeher and James T. Clare Living Trust, regarding Tax Parcel No. 27-010-219 which is located at 107 Pinewood Circle in the R-1, Low-Density Residential Zoning District of New Hope Borough. Applicants propose the construction of an addition to the property's existing residential dwelling. The location and size of the proposed addition requires zoning relief. The Applicants are requesting relief in the nature of variances from the following sections of the New Hope Borough Zoning Ordinance: (1) §275-27.C and §275-14.B.(1).(i), to increase the maximum permitted building coverage of 15% to 23.4%; (2) from §275-27.C and §275-14.B.(1).(h).[3], to encroach into the required 25 foot rear yard setback leaving a setback of 22.1 feet; (3) from §275-38.B.(1), requiring full compliance with the applicable dimensional regulations; and (4) from §275-47.A, seeking general relief from the applicable building setbacks.

### 3. Adjournment