

NEW HOPE BOROUGH

March 14, 2019

7:00 PM

New Hope Borough Hall

Zoning Hearing Board Agenda

___Fiala, Chair ___Grossman, Vice-Chair ___Ferrone ___Hansel ___Santello ___Hover (Alt)

1. Call to Order

2. ZHB Application:

• **Continuance of Hearing:** 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).(c), the building coverage requirements; (3) a variance from §275-37.C.(1).(f).[1], the front yard setback requirements; (4) a variance from §275-59.D.(1), the driveway setback requirements of 10 feet from a property line; (5) a variance from §275-38.B.(1), the Zoning Ordinance's General Regulations requiring full compliance with the applicable dimensional regulations; and (6) a variance from §275-47.A, meeting the requirements of uses being fully located within applicable building setbacks.

- **Continuance of Hearing:** Edward and Eva Short, regarding Tax Parcel No. 27-010-170 which is located at 142 S. Main Street in the LC, Limited Commercial Zoning District of New Hope Borough, Bucks County, PA. The applicant appeals an Enforcement Notice issued November 7, 2018. Said notice found the following activity on the subject premises unlawful: 1. Violation of Zoning Hearing Board Order and Condition at Docket #383 prohibiting preparation of food on the property; 2. Operation of a non-permitted retail use on the property; 3. Violation of Zoning Hearing Board Order and Condition at Docket #383 by encroaching further into the side yard setback than permitted; 4. Portions of the operation on site are taking place not entirely on site; 5. Providing inadequate parking in violation of the zoning ordinance. In the alternative, applicant seeks variances to allow a restaurant use, as permitted by variance through February 17, 2015 decision, but without the condition prohibiting preparation of food and without limiting accessory sales to "related food products." The property currently supports a restaurant and three (3) residential dwelling units.

Materials regarding both applications may be examined at the New Hope Borough Hall during normal business hours and on the date, time and place of the hearing.

3. Adjournment