



Eileen M. Bradley  
Township Manager

# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun  
William B. Jones, III  
A. James Scanzillo  
Gregory T. Hood  
Cynthia M. Jones

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## Zoning Hearing Board Agenda March 21, 2019 7:00 p.m.

### **1. Hearings:**

**1.1** The continuation of the application of Jeffrey L. McCoach for the property located at 10 Greenwood Avenue, Line Lexington, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-2-11-1. The property is located in the VR, Village Residential, zoning district. The property is improved with a single-family detached dwelling (use B1).

- The Applicant proposes a detached garage accessory structure (use H1) on the property. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-1002.c.C to permit the detached accessory garage to be located 5 feet from the nearest side lot line, where the required minimum side yard setback for a detached accessory garage is 15 feet.

**1.2** The application of Mitch & Murray Investments, LLC, for the property located at 2 Creek Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-136-2. The property is located in the WS, Watershed, zoning district. The property is improved with three principal buildings previously used as a group home (use C4). The Applicant proposes to convert the two (2) larger buildings each into a two-family detached dwelling (use B4); and to convert the smaller building into a single-family detached dwelling unit (use B1).

- The Applicant seeks variances from and/or interpretations of the following sections of the New Britain Township Zoning Ordinance: (a) from §27-300(a) to conduct more than one principal use on a single lot; (b) from §27-305.B4 to conduct a two-family detached dwelling use (use B4) with only one side yard; (c) from §27-501 to conduct the B4 use on the property, where such use is not permitted in the WS zoning district; and (d) from the general requirements of §27-502, Part §27-2100 *et seq.*, and any similar provision, to conduct the B4 use on a property where the New Britain Township Zoning Ordinance does not specify a required minimum lot area or dimensions for a property in the WS zoning district improved with a B4 use.

*The next scheduled meeting of the New Britain Township Zoning Hearing Board is Tuesday, April 18, 2018 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.*