

**NEW HOPE BOROUGH  
ZONING HEARING BOARD**

August 13, 2020

Agenda

7:00 PM

Location: New Hope Borough Community Room  
125 New Street

1. Roll Call:
2. Application(s):

**A. 48 WEST MECHANIC STREET**

Jerry and Susan Aspite, regarding Tax Parcel No. 27-010-011 which is located at 49 W. Mechanic Street, in the RB, Urban Residential Zoning District of New Hope Borough. Applicants seek to reconstruct a dwelling on the subject property utilizing an existing nonconforming foundation. Applicants seek a variance from §275-29.C(1)(a, b, d, f.1 and f.2) of the New Hope Borough Zoning Ordinance to allow reconstruction of the dwelling without meeting all presently existing dimensional requirements pertaining to minimum lot area, maximum impervious surface coverage, minimum lot width at the street line, and minimum front and side yard set backs. 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.

**B. 274 SOUTH RIVER ROAD**

Gateway to New Hope, LLC, regarding Tax Parcel Nos. 27-011-003, 27-011-006, and 27-011-009 which are located at the site of River House at Odette's Historic River Hospitality Use in the vicinity of 274 S. River Road, in the MU, Mixed Use and RB, Urban Residential Zoning Districts of New Hope Borough. Applicant seeks to place signage, a 42 inch high guardrail, and a four (4) foot tall split-rail fence on property owned by the Commonwealth of Pennsylvania, Department of Conservation and Natural Resources, Bureau of State Parks, as part of providing access along and across the Delaware Canal to enter and exit the approved Historic River Hospitality Use, known as River House. Applicant requests the following variances from the New Hope Borough Zoning Ordinance: (1) from §275-51.B(6), to permit a total of four (4) informational signs, two of which will be 3.11 square feet in area, where only two (2) such signs are permitted on a given property, each of which may be no larger than 1 square foot in area; (2) from §275-52.B, to permit the proposed freestanding identification signs to be located at less than the required 20 feet from the Canal; (3) from §275-38.B(4), to permit extension of the existing 42" guardrail, portions of which will be located within front yards, where fence height within a front yard is otherwise limited to 36"; (4) from the definition of the term "right-of-way" as established in §275-6, so as to permit the location of the split-rail fence within the right-of-way; (5) from the definition of the term "accessory structure" as established in §275-6, so as to permit the split-rail fence as an accessory structure on a lot without a principal use or structure on the same lot. 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.

3. Adjournment