

NEW HOPE BOROUGH

August 18, 2022

7:00 PM

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

Zoning Hearing Board Agenda

1. Roll Call:

2. Applications:

315 W. Bridge Street, in the HC, Highway Commercial Zoning District of New Hope Borough. – **Docket #459**

Applicant seeks to change an existing sign. §275-54.D.1.c&d of the New Hope Borough Zoning Ordinance (“Ordinance”) permit a freestanding sign with a maximum size of 12 square feet and a maximum height of 5 feet. The proposed sign is 29 square feet (78 x 55) which exceeds the maximum size permitted. Applicant seeks a variance accordingly. §275-55.A.1 of the Ordinance states that if a new use or occupancy is established, all new signs or replacement signs must comply with the Ordinance. Applicant seeks a variance accordingly. 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.

108 Riverwoods Drive, in the PRD, Planned Residential Development Zoning District of New Hope Borough. – **Docket #460**

Applicant seeks to construct an in-ground swimming pool. §275-22.C of the New Hope Borough Zoning Ordinance (“Ordinance”) defines a private swimming pool as an accessory structure or use. Accessory structures and uses are not identified as permitted uses within the PRD Zoning District in which the subject property is located. Applicant seeks a variance to permit the swimming pool on site. Applicant further seeks a variance from §275-22(C)(4)(a) to permit the pool improvements to encroach into the required 20 foot side yard setback. Applicant also challenges the validity of the Ordinance as excluding accessory uses from the PRD Zoning District. 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.

27 West Mechanic Street, in the CC, Central Commercial Zoning District of New Hope Borough. – **Docket #461**

Applicant seeks to construct a carport/garage on the western (non-canal) side of the existing single-family dwelling, within the front and side yard setbacks. In so doing, Applicant seeks the following variances of the New Hope Borough Zoning Ordinance (“Ordinance”): (1) from §275-31(C)(2)(c), to allow building coverage of 54.60%, where maximum allowed building coverage is 50%; (2) from §275-31(C)(2)(f)[2], to allow a side yard of 0.4 feet, where side yard of 6 feet is required; (3) from §275-31(C)(2)(f)[1], to allow construction within front yard; (4) from §275-62(A)(3), to allow expansion of a nonconforming structure on a nonconforming lot; (5) from §275-38, to allow a structure occupying a portion of required yards, as set forth above; and (6) from §275-47(A), to allow uses and activities outside of the required building setback lines, as set forth above. 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