

PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, August 20, 2020 at 7:30 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA; and through the use of an authorized telecommunications device. The purpose of the public hearing is to consider the following appeals and/or applications:

1. The application of Robert and Kathleen Ferrall for the property located at 209 Creek Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-11-110. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicants propose an accessory non-commercial swimming pool use (use H4), pool coping, pool house, pool patio and elated improvements on the properties. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-502.b.1(h)2) to permit an impervious surface ratio of 21.5%, where the maximum impervious surface ratio permitted by right is 8% (applicable to resident).

2. The application of McDonald's USA, LLC for the property located at 4272 County Line Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-5-49-5. The property is located in the C-2, Commercial, zoning district. The property is improved with a non-residential building containing a McDonald's fast-food restaurant use, with parking areas, drive aisles and a drive-through facility (use J7). The Applicant proposes a second menu board sign for the drive-through. The Applicant seeks a variance from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-1302.b to permit an impervious surface ratio of 81.49% on the property, where the maximum ratio permitted by right is 65%, and the property presently has a non-conforming ratio of 81.2%; and (b) from §27-2611.A.4 to permit a directional sign that is 20 square feet in area, where the maximum area permitted by right is 4 square feet.

3. The application of Edward Mortimer for the property located at 55 Curley Mill Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-92. The property is located in the SR-2, Suburban Residential, zoning district. The Applicant proposes to subdivide the property into 2 lots. One lot will contain the existing residential dwelling. The new lot will be a flag lot and will contain a new single-family detached dwelling (use B1). The Applicant seeks a variance from and/or an interpretation of the following sections of the New Britain Township Zoning Ordinance: (a) from §27-2104.a.2 to permit the new lot to be a residential lane lot with a lot area of 7.32 acres, where the required minimum lot area for a residential lane lot (excluding the lane) is 10 acres; (b) from §27-2112 to allow previously protected wetlands to count toward the required resource protection land; and (c) from §27-2400.d to allow a sanitary sewer lateral to encroach with the delineated wetlands.

The authorized telecommunications devices being utilized for this public hearing are dial-in telephone and the Zoom meetings platform. Visit www.newbritaintownship.org to view the full meeting agenda, complete copies of the application and accompanying documents. Persons wishing to participate in the public hearing must pre-register with New Britain Township in advance of the hearing by calling (215) 822-1391 or by emailing kharris@newbritaintownship.org.

