PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing through the use of an authorized telecommunications device on Thursday, December 17, 2020 at 7:00 p.m. The telecommunications device being utilized for this public hearing is the Zoom meetings platform. The following applications and/or appeals will be considered:

- 1. The application of Jennifer Galiani for the property located at 306 Rowland Lane, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-1-40-14. The property is located in the SR-2, Suburban Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicant proposes a multi-level paver patio behind the dwelling. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-802.b. to permit an impervious surface ratio of 28.7% on the property, where the maximum impervious surface ratio permitted by right is 25%.
- 2. The appeal and application of Thomas Gruszka for the property located at 510 Lexington Avenue, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-6-45. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling developed as part of a cluster subdivision (use B2). The Applicant proposes to rebuild and replace an existing deck with a 3 season room with a roof. The Applicant appeals the Zoning Officer's October 2, 2020 Determination denying a zoning permit application for the proposed construction as a continuation and/or expansion of a non-conforming structure. The Applicant alternatively (a) seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-2303.a to permit the extension of a non-conforming structure; and/or (b) seeks a variance from New Britain Township Zoning Ordinance §27-903.a to permit a front yard setback of 35 feet 4 inches, where the required minimum front yard setback is 40 feet.

Please visit www.newbritaintownship.org to view the full meeting agenda, complete copies of the applications, 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. Instructions on how to participate in the public hearing will be provided at that time. Persons who cannot participate in the public hearing may submit written comments or questions in advance of the hearing to New Britain Township through regular mail or by email to nbt@newbritaintownship.org.

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ADVERTISE TWICE: Thursday, December 3, 2020

Thursday, December 10, 2020