PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, May 20, 2021, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following application(s) and/ or appeal(s):

1. The application of Allen and Gay Tate and Matthew Mannherz for the properties located at 1 Naomi Lane (Tax Map Parcel no. 26-10-9) and 2 Naomi Lane (Tax Map Parcel No. 26-10-10), New Britain Township, Bucks County, Pennsylvania. The properties are located in the SR-2, Suburban-Residential, zoning district. Each property is improved with a single-family detached residential dwelling (use B1). The Applicants propose lot line change to adjust a common boundary line. The Applicants seek a variance from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-802.b to permit the property at 1 Naomi Lane to have a lot area of 38,430 square feet, where the current lot area is 41,010 square feet, and the required minimum lot area is 2 acres; and (b) from §27-802.b to allow the property at 1 Naomi Lane to have a lot width at the front building setback line of 175 feet, where the current lot width is 185 feet, and the required minimum lot width at the front building setback line is 200 feet.

2. The application of Katharine Brown and Richard Karaszkiewicz for the property located at 1 Ferry Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-11-67. The property is located in the WS, Watershed, zoning district. The property is improved with an existing single-family detached residential dwelling (use B1), and an accessory storage structure. The Applicants installed a fence (use H3) in the property's 2 front yards. The Applicants seek variances from the following sections of the New Britain Township Zoning Ordinance: (a) from 27-305.H3.b.1(a) to permit the fence in the front yards to be greater than 4 feet high, where the maximum permitted fence height in the front yard is 4 feet; and (b) from §27-305.H3.b.1(a) to permit the fences to have an opaque to non-opaque areas ratio of less than 4:1, where the required minimum ratio is 4:1.

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 may 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 in person 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, May 6, 2021**
Thursday, May 13, 2021