PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, September 16, 2021, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the application of Paul and Susan Logan for the property located at 12 Newville Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-3-20. The property is located in the RR, Residential, zoning district. The property is vacant and unimproved. The applicants propose to construct a new singlefamily detached dwelling (use B1) on the Property. The applicants seek variances from and/or interpretations of the following sections of the New Britain Township Zoning Ordinance: (a) from §27-902.b, §27-2101 and §27-2102.a.1 to permit construction of a single-family detached residential dwelling on a lot with an area of 0.57 acres, where the required minimum lot area in the RR district is 1 acre, and the required minimum lot area for a pre-existing undersized lot in the RR district is 0.8 acres; (b) from §27-902.b and §27-2103 to allow a single-family detached dwelling on a lot with a lot width at the front building setback line of 145.92 feet, where the required minimum lot width at the front building setback line is 150 feet; (c) from §27-902.b to allow a single-family detached dwelling on a lot with a lot depth of 170 feet, where the required minimum lot depth is 180 feet; (d) from §27-2102.a.4 to allow the aggregate of the front and rear yards to be 47% of the lot depth, where the required minimum aggregate is 60%; and (e) from §27-2102.a.5 to allow the aggregate of the side yards to be 20.7% of the lot width, where the required minimum aggregate is 40%. Alternatively, the applicants appeal the Zoning Officer's Determination dated August 6, 2021, denying their zoning permit application to construct a new single-family detached dwelling on the property.

Please visit <u>www.newbritaintownship.org</u> to view the full meeting agenda, complete copies of the application(s), and instructions on how to participate in the public hearing. 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 <u>nbt@newbritaintownship.org</u>.

Thomas J. Walsh III, Esquire Solicitor, New Britain Township Zoning Hearing Board 3655 Route 202, Suite 105 Doylestown, PA 18902

ADVERTISE TWICE:	Thursday, September 2, 2021
	Thursday, September 9, 2021