

PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, June 16, 2022, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA, to consider the following appeals and/or applications:

1. The application of Eric Guli and Heather Rollins for the property located at 41 Clearview Avenue, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-9-33. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicants propose an addition to the side of the existing dwelling, and a covered porch to the front of the existing dwelling. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-902.b to permit a front yard setback of 41.1 feet for the covered porch addition, where the required minimum front yard setback is 50 feet.

2. The appeals of Sunset Farm at Peace Valley, LLC, for the property located along Old Iron Hill Road, near its intersection with Creek Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-11-27-3. The property is located in the WS, Watershed, zoning district. The property is unimproved. The Applicant proposes a new single-family detached dwelling (use B1) and a recreational vehicle storage use (use H11) on the property. The Applicant appeals the Zoning Officer's April 1, 2022, Determinations denying separate zoning permit applications for the proposed B1 and H11 uses.

3. The application of Kellie Lynn Richardson for the property located at 502 New Galena Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-1-94-2. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicant proposes an in-ground non-commercial swimming pool behind the dwelling. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-2400.f.1 to permit up to 40.17% of the woodlands on the property to be disturbed, where the existing woodlands disturbance is 36.23%, and the maximum amount of permitted disturbance is 20%.

4. The application of Stephen and Gina Wherry for the property located at 141 Cheese Factory Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-11-57-1. 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 outdoor pavilion, concrete hot tub pad and widened driveway. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-502.b.1(h)1 to permit an impervious surface ratio of 17.41% on the property, where the existing ratio is 13.49%, and the maximum impervious surface ratio permitted by right is 12%.

Please visit www.newbritaintownship.org to view the full meeting agenda, complete copies of the applications, 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 nbt@newbritaintownship.org.

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ADVERTISE TWICE: Thursday, June 2, 2022
Thursday, June 9, 2022