PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, February 17, 2022, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the application and appeal of Joseph Pileggi for the property located at 122 Upper State Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel Nos. 26-5-47-1 and 26-5-47-2. The property is located in the C-3, Commercial, zoning district. The property is improved with a single-family detached residential dwelling (use B1), a paved parking area and a detention basin. The Applicant proposes to conduct a nursery use (use A6) and/or garden center use (use A7) in a portion of the existing single-family detached dwelling and elsewhere on the property. The Applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-300.a to conduct more than one principal use on a single lot; (b) from §27-305.A7.b.1, §27-1402.b, and §27-2101.a and d. to permit the nursery and/or garden center use on a lot with an area of 2.28 acres, where the required minimum lot area in the C-3 district is 3 acres, the required minimum lot area for a G7 use is 5 acres, and a new use on a lot shall not include any part of the lot that is required by another building or use; (c) from §27-305.A6.b to allow the nursery use to (i) conduct retail sales of products not grown on the property, where only wholesale sales are allowed of products grown on-site, and (ii) be conducted in connection with the detached single family dwelling, where such dwelling does not comply with the minimum front yard requirements; (d) from §27-2904.g.3 to permit off-street parking spaces to be within 10 feet of the ultimate right-ofway line of Upper State Road; and (e) from §27-2904.g.5 to permit the new paved parking areas to be within 20 feet of the exterior structural building wall. Alternatively, the Applicant appeals the Zoning Officer's October 19, 2021, Determination denying a zoning permit application for the proposed nursery and/or garden center uses as activities allowable on the property under the Pennsylvania Right-to-Farm Act, 3 P.S. §951 et seq.

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, February 3, 2022
	Thursday, February 10, 2022