PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, July 20, 2023, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications and/or appeals:

1. The amended application of Tyler Spingler for the property located at 544 Airy Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-6-75. 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 attached garage addition to the existing dwelling. The Applicant seeks to re-open the record and submit supplemental evidence from the previous hearing granting a variance from New Britain Township Zoning Ordinance §27-902.b. to permit the attached garage addition to have a front yard setback of less than 50 feet.

2. The application of Jason R. Stout for the property located at 171 Old Limekiln Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-4-60. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1), an accessory guest house, and an accessory pole barn. The Applicant proposes an accessory dwelling use (use H14). The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-305.H.H14.b.5 to permit the accessory dwelling on a lot that is 3.06 acres, where the required minimum lot area is 3.67 acres.

3. The application of Kunal Patel d/b/a K9 Resorts Luxury Pet Hotel for the property located at 1100 Horizon Circle, Suite 100, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-5-47-8. The property is located in the C-3, Commercial, zoning district. The property is improved with a non-residential building. The Applicant proposes to conduct a pet resort use (use A13) at the property. The Applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-1401 to allow the pet resort use (use A13), where such use is not permitted in the C-3 zoning district; and (b) from §27-305.A.A13.b.3(a) to permit a capacity of more than 80 pets in the day-care portion of the pet resort use.

Please visit <u>www.newbritaintownship.org</u> to view the full meeting agenda, complete copies of the applications, and accompanying documents. If you cannot access the website, please contact New Britain Township at (215) 822-1391 or by email at <u>nbt@nbtpa.us</u> so that arrangements can be made to provide the documents to you.

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

ADVERTISE TWICE:	Thursday, July 6, 2023
	Thursday, July 13, 2023