PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, February 15, 2024, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications:

- 1. The application of Chalfont Holdings, LLC, for the property located at 545 West Butler Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-6-101-1. The property is located in the C-1, Commercial, zoning district; and the COD, Butler Avenue Corridor Overlay District. The property is improved with a vacant non-residential building. The applicant proposes a new non-residential building that will contain 2 drive-in and other eating place uses (use J7). The applicant seeks a variance from section 27-2904.g.5 of the New Britain Township Zoning Ordinance to permit a paved area near the drive-thru to be within 0.5 feet of the exterior structural wall of the proposed building, where the required minimum setback for such paved areas from the exterior structural building wall is 20 feet.
- 2. The application of Kevin Murphy for the property located at 117 Hampshire Drive, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-8-110. The property is located in the RR, Residential, zoning district. The property is improved with a single-family detached residential dwelling (use B1) and an accessory storage shed. The applicant proposes a detached accessory garage (use H1). The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from \$27-902.b to allow an impervious surface ratio of 26.7%, where the maximum ratio permitted by right is 25%; and (b) from \$27-902.c.2 to allow the detached garage to have a side yard setback of 13 feet, where the required minimum setback is 15 feet.

Please visit www.newbritaintownship.org 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 nbt@nbtpa.us 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, February 1, 2024

Thursday, February 8, 2024