

## PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, May 16, 2024 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 application of Kathryn Friel for the property located at 110 Brittany Drive, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-8-61. The property is located in the RR, Residential, zoning district. The property is improved with a single-family detached residential dwelling (use B1). The applicant proposes an addition to the dwelling. The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-902.b to allow a front yard setback of 29 feet, where the required minimum setback is 50 feet; and (b) from §27-902.b to allow a rear yard setback of 23 feet, where the required minimum setback is 75 feet.

2. The application of SEPTA for the property located along Railroad Avenue, near the intersection of Walter Road and Westview Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-5-38. The property is improved with tracks for the Lansdale/Doylestown regional rail line. The applicant proposes to repair and rehabilitate a stone arch culvert that conveys an unnamed tributary of the Neshaminy Creek under the tracks. The applicant seeks a variance from New Britain Township Zoning Ordinance §27-1904.o.1 which prohibits disturbance of a watercourse unless it is shown through hydrologic studies that the activity will not reduce, change or impede the flood-carrying capacity of the watercourse in any way.

3. The application of Kastriot Isai for the property located at 104 South Limekiln Piek, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-8-143. The property is located in the RR, Residential, zoning district. The property is improved with a historic farmhouse residence, barn and detached garage. The applicant proposes to demolish all buildings, subdivide the property into 3 lots, and construct 2 single-family semidetached dwellings (use B3) on each lot. The applicant seeks the following relief from the New Britain Township Zoning Ordinance: (a) a special exception pursuant to §27-901.b and §27-3103 to permit the 6 single-family semidetached dwelling units on the property; and (b) a variance from §27-305.B.B3 to permit each of the 3 lots to have 2 single-family semidetached dwelling units on the lot, where each unit is required to be on a separate lot.

4. The application of John Hackett for the property located at 298 Walter Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-46. The property is located in the SR-2, Suburban Residential, zoning district. The property is improved with a single-family detached residential dwelling and detached pole barn. The applicant proposes an automobile repair home business. The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-300.a to permit more than 1 principal use on the property; (b) from §27-801 to permit an automobile repair use as either a J21 principal use, or H15, accessory home occupation, where such use is not permitted in the SR-2 district; (c) from §27-2905.e to permit a proscribed commercial truck to be kept within a residential zoning district; and (d) from §27-2905.i to permit junk vehicle(s) to be stored in a residential

