PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, March 19, 2020 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 appeal and application of Eric and Kathy Heck for the property located at 301 West Butler Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel Nos. 26-13-5. The property is located in the C-1, Commercial, zoning district. The Property is improved with a historic building conducting a principal eating place (use J6) and an accessory gift shop (use J1). The applicants appeal the Zoning Officer's determination denying a zoning use permit application for a single-family residential dwelling (use B1) on the property as an abandoned prior non-conforming use. Alternatively, the applicants seek a special exception pursuant to New Britain Township Zoning Ordinance §27-2303 and §27-3101 to expand an asserted non-conforming residential use on the second floor of the property up to 50% of the floor area of the non-conforming use. Alternatively, the applicants seek a variance from New Britain Township Zoning Ordinance §27-1201 to conduct a B1 use on the property, where such use is not permitted in the C-1 zoning district.
- 2. The application of Samuel Saltzman for the property located at 17 Tower Hill Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-21-43. The property is located in the RR, Residential, zoning district. The Property is improved with a single-family detached dwelling developed as part of a cluster subdivision (use B2). The applicant proposes an accessory non-commercial swimming pool (use H4). The applicant seeks a variance from New Britain Township Zoning Ordinance §27-903.a and §27-2105 to permit the accessory non-commercial swimming pool to have a rear yard setback of 15 feet, where the required minimum rear yard setback is 40 feet.

The applications and accompanying documents are on file for public inspection at the New Britain Township Municipal Building during regular business hours. If any person with a disability wishes to attend the hearing(s) scheduled for this date and requires an auxiliary aid, service or other accommodations to participate, please phone (215) 822-1391 to discuss how New Britain Township may best accommodate your needs.

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

ADVERTISE TWICE: Thursday, March 5, 2020 Thursday, March 12, 2020