

## PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, July 16, 2020 at 7:30 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA; and through the use of an authorized telecommunications device. The purpose of the public hearing is to consider the following appeals and/or applications:

1. The appeal and alternative application of Heather and Brian McKeon for the properties located at 342 Old Limeklin Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel Nos. 26-4-1-4 and 26-4-2-1. The properties are located in the WS, Watershed, zoning district. The properties are improved with a detached single-family residential dwelling (use B1). The Applicants propose an accessory non-commercial swimming pool use (use H4), pool coping, pool house, putting green, wood deck and related improvements on the properties. The Applicants seek the following relief: (a) the Applicants appeal the Zoning Officer's determinations dated May 27, 2020 and June 3, 2020 finding that (i) the maximum impervious surface ratio permitted by right is 8%; and (ii) the area of the conservation easement on the properties must be deducted when determining the base site area. The Applicants maintain the applicable ratio is 12%; and that the area of the conservation easement should not be deducted; (b) the Applicants assert they are entitled to a variance by estoppel from Zoning Ordinance §27-502.b.1(h)2 and/or 3), §27-503.a.4, and/or §27-2402.b.2; and (c) the Applicants seek variances from Zoning Ordinance §27-502.b.1(h)2 or 3), §27-503.a.4 and/or §27-2402.b.2 to permit an impervious surface ratio of 31.5% on the properties, where the maximum impervious surface ratio permitted by right is 8% (applicable to resident).

2. The application of Jennifer Galiani for the property located at 306 Rowland Lane, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-1-4-14. The property is located in the SR-2, Suburban Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicant proposes a multi-level paver patio behind the dwelling. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-802.b. to permit an impervious surface ratio of 28.7% on the property, where the maximum impervious surface ratio permitted by right is 25%.

The authorized telecommunications devices being utilized for this public hearing are dial-in telephone and the Zoom meetings platform. Visit [www.newbritaintownship.org](http://www.newbritaintownship.org) to view the full meeting agenda, complete copies of the application and accompanying documents. Persons wishing to participate in the public hearing must pre-register with New Britain Township in advance of the hearing by calling (215) 822-1391 or by emailing [kharris@newbritaintownship.org](mailto:kharris@newbritaintownship.org). Instructions on how to participate in the public hearing will be provided at that time. Persons who cannot participate in the public hearing may submit written comments or questions in advance of the hearing to New Britain Township through regular mail or by email to [nbt@newbritaintownship.org](mailto:nbt@newbritaintownship.org).

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

**ADVERTISE TWICE:      Thursday, July 2, 2020**  
**Thursday, July 9, 2020**