PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, October 20, 2022, 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 application of Brian and Alyse Gallagher for the property located at 105 Sugar Bush Court, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-15-124. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1) that is part of a planned residential development (PRD) (use B11). The Applicants seek to construct an addition to the rear of the existing single-family detached dwelling. The Applicants seek a variance from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-305.B.B11.c.6 to allow an impervious surface ratio of 29.71%, where the existing ratio is 26.64%, and the maximum ratio permitted by right is 25%; and (b) from §27-305.B.B11.c.6 to allow a rear yard setback of 31 feet 4 inches, where the required minimum setback is 40 feet.

2. The application of Pritesh Patel and Chalfont Adult Day Care, Inc., for the property located at 1100 Horizon Circle, Suite 102, 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 Applicants propose to conduct an Adult Day Care use (use C6) at the property. The Applicants seek variances from the following sections of the New Britain Township Zoning Ordinance: (a) from \$27-305.C.C6.b.2 requiring that a minimum of 20% of the property be used for passive recreation; (b) from \$27-305.C.C6.b.3 requiring that security provisions, including a fence along any lot line abutting an arterial or collector street, be installed to protect residents and secure the property; (c) from \$27-305.C.C6.b.6 limiting the hours of operation to Monday through Saturday, 7:00 a.m. to 6:00 p.m.; (d) from \$27-305.C.C6.d requiring the operator to obtain a license from the Pennsylvania Department of Aging; and (e) from \$27-305.C.C6.f requiring facilities for passenger loading and unloading, including a drop off area and automobile stacking lane.

Please visit <u>www.newbritaintownship.org</u> to view the full meeting agenda, complete copies of the applications, and instructions on how to participate in the public hearing. Persons who cannot participate in the public hearing in person may submit written comments or questions in advance of the hearing to New Britain Township through regular mail or by email to <u>nbt@newbritaintownship.org</u>.

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

ADVERTISE TWICE:	Thursday, October 6, 2022
	Thursday, October 13, 2022