## **PUBLIC NOTICE**

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, January 19, 2023, 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 Paras Patel and Niviya, LLC, for the property located at 4275 County Line Road, Suite 15, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel Nos. 26-5-49-2. The property is located in the C-2, Commercial, zoning district. A shopping center use (use J24) is conducted on the property. The Applicant seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-305.J24.b.1(j) and §27-3103 to conduct an indoor athletic club (use J11) in the suite as a use of the same general character as other uses in the shopping center.

2. The application of Craig and Pauline Defelice, for the property located at 137 South Limekiln Pike, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-10-27. The property is located in the SR-2, Suburban Residential, zoning district. The property is improved with a non-conforming multifamily dwelling building use (use B6) containing 4 dwelling units. The Applicants propose a minor subdivision of the property to create two (2) lots: one lot with the existing multifamily dwelling building; and one new building lot to be improved with a new single-family detached dwelling (use B1). The Applicants seek a variance from New Britain Township Zoning Ordinance §27-305.B.B6.b.1 and §27-2101.c to reduce the lot area of the lot with the B6 use from 4.99 acres to 2.12 acres, where the required minimum lot area is 5 acres. Alternatively, the Applicants seek a special exception pursuant to §27-2303.b and §27-3103 to extend the B6 use on a lot reduced in lot area.

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, January 5, 2023
	Thursday, January 12, 2023