

PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, April 20, 2023, 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 Marie J. Schmidt for the property located at 338-340 Park Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-11-66-1. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1), an accessory residential garage, and a non-residential building. The non-residential building was previously used for an animal hospital use (use A11) and/or veterinary office use (use I2). The Applicant proposes to change the existing use of the non-residential building to a commercial trade school use (use D3), specifically a music school for children on the autism spectrum. The Applicant seeks the following relief from the New Britain Township Zoning Ordinance: (a) a special exception pursuant to §27-2304 and §27-3103 to permit the change from the existing non-conforming use to the proposed non-conforming D3 use; and/or (b) a variance from §27-501 to conduct the proposed D3 use, where a D3 use is not permitted in the WS zoning district.

2. The application of Michael and Sushama Thevar for the property located at 308 Dorothy Lane, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-125-13. The property is located in the SR-2, Suburban Residential, zoning district. The property is improved with a single-family detached dwelling (use B1). The Applicants propose a noncommercial swimming pool accessory use (use H4). The Applicants seek variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-305.H.H4.b.2 to permit the pool to be between the principal structure and the right-of-way line of Anna Way; and (b) from §27-804.a to permit the pool accessory structure to be within the required minimum 50 feet front yard setback area along Anna Way.

3. The application of 180 New Britain Blvd Associates, LLC, for the properties located at 180 New Britain Boulevard (Tax Map Parcel No. 26-1-100); and 354 Schoolhouse Road (Tax Map Parcel No. 26-1-102), New Britain Township. The properties are located in the IO, Industrial/Office, zoning district. Tax Map Parcel No. 26-1-100 is improved with a non-residential building which is approved for a flex space use (use K18). Tax Map Parcel No. 26-1-102 is vacant. The Applicant proposes to consolidate the properties into 1 lot, and expand the existing parking lot. The Applicant seeks relief from the following sections of the New Britain Township Zoning Ordinance: (a) a variance from §27-1802.b to permit an impervious surface ratio of 72.19%, where the maximum ratio permitted by right is 65%; and (b) a special exception and/or variance from §27-2303.a and §27-2904.g.5 to permit the expanded paved parking lot to be set back 13 feet from the exterior structural wall of the existing building, where the existing parking lot setback is 18 feet, and the required minimum setback is 20 feet.

Please visit www.newbritaintownship.org to view the full meeting agenda, complete copies of the applications, and accompanying documents. If you cannot access the website, please contact New Britain Township at (215) 822-1391 or by email at nbt@nbtpa.us so that arrangements can be made to provide the documents to you.

