

## **PUBLIC NOTICE**

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, May 18, 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 Mark Snavely for the property located at 205 Poplar Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-28-28. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling developed as part of a cluster subdivision (use B2). The Applicant proposes to construct a roof cover over an existing open deck. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-903.a to permit a rear yard setback of 22 feet 6 inches, where the required minimum rear yard setback is 40 feet.

2. The application of Tyler Spingler for the property located at 544 Airy Avenue, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-6-75. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicant proposes an attached garage addition to the existing dwelling. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-902.b. to permit the attached garage addition to have a front yard setback of 29 feet, where the required minimum front yard setback is 50 feet.

3. The application of McDonald's USA, LLC for the property located at 4272 County Line Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-5-49-5. The property is located in the C-2, Commercial, zoning district. The property is improved with a non-residential building containing a McDonald's fast-food restaurant use, with parking areas, drive aisles and a drive-through facility (use J7). The Applicant proposes a second order point and lane for the existing the drive-through, with an additional menu board and drive-through related signage. The Applicant seeks a variance from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-1302.b to permit an impervious surface ratio of 82.3% on the property, where the maximum ratio permitted by right is 65%, and the property presently has a ratio of 81.49%; (b) from §27-305.J7.b.2 to permit a fourth menu board that is 10.1 square feet in area, where only 2 menu boards are permitted and the maximum permitted area of a menu board is 20 square feet; and (c) from §27-2606.b.2 and §27-2610.f.1 to permit an additional electronic message center sign (fourth menu board), where only one electronic message center sign is permitted; and (d) from §27-2606.b.1 and §27-2610.f.1 to permit the additional electronic message center sign in addition to, instead of in lieu, of the new freestanding signs for the expanded drive-through.

Please visit [www.newbritaintownship.org](http://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](mailto:nbt@nbtpa.us) so that arrangements can be made to provide the documents to you.

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Solicitor, New Britain Township Zoning Hearing Board

