## **PUBLIC NOTICE**

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, June 22, 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 continued 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.

2. The application of Brad and Krista Ruscio for the property located at 206 Julie Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-28-22. The property is located in the RR, Suburban Residential, zoning district. The property is improved with a single-family detached dwelling developed as part of a cluster subdivision (use B2). The Applicants propose an accessory noncommercial swimming pool (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 and pool deck to be 5 feet from the rear lot line, where the required minimum distance from the rear lot line is 15 feet; and (b) from §27-902.c.2 to permit the pool equipment pad accessory structure to be within the required minimum 15 feet separation distance from principal building (dwelling) on the lot.

Please visit <u>www.newbritaintownship.org</u> 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 <u>nbt@nbtpa.us</u> so that arrangements can be made to provide the documents to you.

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

ADVERTISE TWICE:	Thursday, June 8, 2023
	Thursday, June 15, 2023