## PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, August 17, 2023, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following application(s) and/ or appeal(s):

1. The application of Stephen Barci for the property located at 17 Kathryn Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-21-38. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1) and a detached accessory residential shed (use H2). The Applicants propose an addition to the shed. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-305.H.H2.b.1 to permit shed with the addition to be in the front yard along Ashley Drive, where a shed is prohibited in the front yard.

2. The application of Kastriot Isai for the property located at 104 South Limekiln Pike, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-8-143. 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 to subdivide the property into 3 lots, and conduct a single-family semi-detached dwelling (use B3) on the 2 new building lots. The Applicant seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-901.b and §27-3103 to permit the B3 use.

3. The application of Jane Mohler for the property located at 84 Callowhill Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-142. The property is located in the WS, Watershed, zoning district. The property is improved with a single-family detached residential dwelling (use B1). The Applicant proposes a fence (use H3) in the front yard. The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-305.H.H3.b.1(a) to permit the fence in the front yard to be 6 feet high, where the maximum permitted fence height in the front yard is 4 feet.

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, August 3, 2023
	Thursday, August 10, 2023