PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, September 21, 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 Holly and Alfonso Pulido for the property located at 209 Wiltshire Drive, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-7-145. The property is located in the RR, Residential, zoning district. The property is improved with a detached single-family residential dwelling (use B1). The Applicants propose to construct a roof cover over an existing open deck. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-902.b to permit a rear yard setback of 57 feet, where the required minimum rear yard setback is 75 feet.
- 2. The application of William and Joan McNaney for the property located at 207 Julie Road, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel Nos. 26-28-17 and 26-28-17-1. 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 a residential storage shed accessory use (use H2). The applicants seek variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-902.c.3 to permit a negative rear yard setback to allow the shed to be placed behind the rear lot line and in the "A" portion of the property; (b) from §27-2112 to permit development in the "A" portion of the property which is restricted pursuant to deed and record plan note; and (c) from §27-2701 through §27-2704, inclusive, to permit the shed within restricted open space, as applicable.

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 nbt@nbtpa.us 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, September 7, 2023 Thursday, September 14, 2023