PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, November 16, 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 Heather DiSandro for the property located at 765 North Limekiln Pike, New Britain Township. Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-31-2. The property is located in the WS, Watershed, zoning district. The property is improved with a single-family detached dwelling (use B1), an accessory shed structure, in-ground pool, and dog enclosures. The applicant proposes to conduct a pet resort use (use A13), or alternatively a commercial kennel use (use A9), at the property. The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-300.c to permit more than 1 principal use on the property; (b) from §27-501 to allow the pet resort use (use A13), or commercial kennel use (use A9), at the property, where such uses are not permitted in the WS zoning district; (c) from §27-305.A.A13, §27-305.A.A9, and §27-502 related to required minimum lot area; required minimum lot width; maximum permitted impervious surface ratio; and required minimum front, side and rear yard setbacks for the proposed uses; and (d) from §27-2608 in connection with a proposed pole sign.

2. The application of Casadonti Homes, Inc., for the property located at 140-146 Upper Church Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-104. The property is located in the WS, Watershed, zoning district. The property is improved with a single-family detached dwelling (use B1) and 2 barn structures. The applicant proposes a minor subdivision of the property to create 2 lots. Each new lot will be improved with a new single-family detached dwelling (use B1). The existing single-family detached dwelling will be used as an accessory dwelling (use H14) on Lot 1. The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-305.H.H14 and §27-501 to permit modified uses and characteristics of the accessory dwelling; and (b) from §27-2904.d.5 to permit 2 driveways to be 68.5 feet apart on Lot 1, where the required minimum separation distance is 75 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, November 2, 2023
	Thursday, November 9, 2023