



# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

## ZONING HEARING BOARD APPEAL APPLICATION

**Please Note:**

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

**TOWNSHIP USE ONLY**

Application #:	
Date Filed:	<u>8/1/23 CC, D</u>
Payment:	<u>\$1,200</u>
Check #:	<u>104</u>
Receipt #:	<u>14789</u>

1. Date: 8/1/23

2. Classification of Appeal/Application (Check one or more if applicable):

- A. Request for Variance
- B. Request for Special Exception
- C. Other \_\_\_\_\_

3. Applicant:

(a) Name: Heather L. DiSandro

(b) Mailing Address: 756 N. Limekiln Pike  
Chalfont, PA 18914

(c) Phone Number: (267) 592-9378

(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
Owner of Legal Title

\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable: William T. Dudeck, Esq.

(a) Name: \_\_\_\_\_

(b) Mailing Address: P.O. Box 1389  
Doylestown, PA 18901

(c) Phone Number: (215) 345-7000 ext. 269

(d) Email Address: wdudeck@eastburngray.com

5. Property:

(a) Present Zoning Use Classification: WS

(b) Tax Parcel Number: 26-003-031-002

(c) Location (With reference to nearby intersections or prominent features):  
Left side on Route 152 North just past its  
intersection with Upper Stump Road

6. Proposed use of property/construction:  
Daycare with daily and overnight boarding of  
dogs for no more than 25 dogs at any given time.

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
27-306 (Sched. A) as it pertains to prohibiting a  
pet resort (A13) or, in the alternative, a commercial  
kennel (A9) upon the premises.

8. Has any previous application/appeal been filed concerning the subject of this appeal?  Yes  No  
If yes, specify:

\_\_\_\_\_  
\_\_\_\_\_

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?  Yes  No  
If yes, specify:

Possible variance from Section 27-2608  
permission of pole signs only in WS

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

See attached.  
\_\_\_\_\_  
\_\_\_\_\_

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
Signature

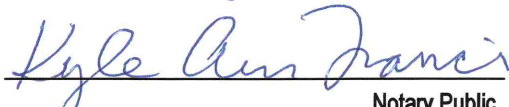
\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of Bucks

Heather L. DiSandro, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

  
Heather L. DiSandro

Sworn to and described before me This  
1st day of August, 2023

  
Notary Public

My Commission expires: 4-18-25

Commonwealth of Pennsylvania - Notary Seal  
KYLE ANN FRANCIS - Notary Public  
Bucks County  
My Commission Expires April 18, 2025  
Commission Number 1052987



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

**Instructions:**

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for Continuance Fee	\$800.00 \$200.00*
Non-residential Application Fee Request for Continuance Fee	\$1,200.00 \$200.00*

\*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3<sup>rd</sup> Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



NEIGHBORING PROPERTY OWNERS

Application of Alfredo and Heather DiSandro  
Property Owners within 500 feet of Subject Property

26-003-031	Brian Chapman Donna Chapman 776 Limekiln Pike Chalfont, PA 18914
26-003-031-001	Margaret M. Kilroy 764 N. Limekiln Pike Chalfont, PA 18914
26-003-031-003	Michael Gross Margaretta Gross-Kelly 614 Ryder Street Fayetteville, NC 28311-1919
26-003-031-004	David J. Swirsding Susan Swirsding 191 Curley Mill Road Chalfont, PA 18914
26-003-031-007	Dave James Swirsding Susan Lee Swirsding 191 Curley Mill Road Chalfont, PA 18914
26-003-031-008	Richard Burke Jane Burk 203 Curley Mill Road Chalfont, PA 18914
26-003-031-009	Maria Parsons 193 Curley Mill Road Chalfont, PA 18914
26-003-032	Michael Gross Margaretta Gross-Kelly 614 Ryder Street Fayetteville, NC 28311-1919
26-003-032-001	Shaun M. Teat 111 Pinewood Lane Perkasie, PA 18944

26-003-033 Edith Gross  
109 Upper Stump Road  
Chalfont, PA 18914

26-003-033-001 Michael Gross  
Margaretta Gross-Kelly  
614 Ryder Street  
Fayetteville, NC 28311-1919

26-003-034 Brennan Long  
744 Limekiln Pike  
Chalfont, PA 18914

26-003-037 Joseph Savin  
Danielle Savin  
740 Limekiln Pike  
Chalfont, PA 18914

26-003-038 William Earl Bowell, III  
732 Limekiln Pike  
Chalfont, PA 18914

26-003-042-002 Stephen G. Katsarakes  
Kathleen A Katsarakes  
779 Limekiln Pike  
Chalfont, PA 18914

26-003-053-002 Gregory M. Lemek  
116 Upper Stump Road  
Chalfont, PA 18914

26-003-053-004 Daniel F. Collins, III  
Eileen Marie Collins  
120 Upper Stump Road  
Chalfont, PA 18914

26-003-053-004-001 Robert D. Jones  
Bonnie L. Jones  
1725 Klines Mill Road  
Quakertown, PA 18951

26-003-054 Scott A. Shindler  
Margaret T. Mays  
112 Upper Stump Road  
Chalfont, PA 18914

26-003-056 Donald Ray Gerhart, III  
Shannon Laurel Gerhart  
771 Limekiln Pike  
Chalfont, PA 18914

26-003-056-001 Scott A. Shindler  
Margaret T. Mays  
112 Upper Stump Road  
Chalfont, PA 18914

26-003-059 Matthew D. McAskin  
Julie W. McAskin  
612 New Galena Road  
Chalfont, PA 18914

26-003-060 Paul Morath  
Carolann Morath  
733 Limekiln Pike  
Chalfont, PA 18914

26-003-060-001 William J. Teat  
Mary E. Teat  
735 Limekiln Pike  
Chalfont, PA 18914

26-003-061 Edith Gross  
109 Upper Stump Road  
Chalfont, PA 18914