



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:	12-18-23, 116: D
Payment:	\$1200.00
Check #:	# 2602
Receipt #:	# 15351

1. Date: 12/18/23
2. Classification of Appeal/Application (Check one or more if applicable):

- A. Request for Variance
- B. Request for Special Exception
- C. Other Classification not specifically listed

3. Applicant:
- (a) Name: Walt Hulton / Hulton Contracting Inc
- (b) Mailing Address: 310 Ridgevalley Road
Sellersville PA 18460
- (c) Phone Number: 267 575 5488
- (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
looking to purchase Property from Legal Owner

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

4. Applicant's attorney, if applicable:
- (a) Name: Bowen & Burns
- (b) Mailing Address: 530 Street Rd South Hampton Pt
- (c) Phone Number: 215-322-9030
- (d) Email Address: _____

5. Property:
- (a) Present Zoning Use Classification: IO Industrial/office District
- (b) Tax Parcel Number: 26-001-004.
- (c) Location (With reference to nearby intersections or prominent features):
4645 Countyline Road (309th Countyline Rd)

6. Proposed use of property/construction:
Commercial storage

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:

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

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

We will want a sign YES

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)

666 County line Road (Ronald & Nancy J Bartholomew)
4515 County line Rd (William O Heintz Linn's trust)

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



Signature

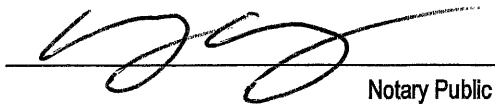
Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

Walter Hulton, 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.

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kelsey Lynn Coffey, Notary Public
Bucks County
My Commission Expires 07/27/2024
Commission Number 1372399

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



Notary Public

My Commission expires: 7/27/24



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	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$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 3rd 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.

