



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: _____
Payment: _____
Check #: _____
Receipt #: _____

1. Date: 4/8/24

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: SEPTA - Emad SEPTA - Emad Krayyem, PE, Program Manager
Moussa Cisse, Project Manger
(b) Mailing Address: 1234 Market St
Philadelphia, PA 1234 Market Street, 12th Floor
Philadelphia, PA 19107
(c) Phone Number: 215-580-8257 215-580-8257

(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
SEPTA is owner of Legal Title for UG4.87 being rehabilitated for this

*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: James Nixon, C Jim Nixon | Corporate Counsel
Southeastern Pennsylvania Transportation Authority
(b) Mailing Address: 1234 Market St
Philadelphia, PA 1234 Market Street, 5th Floor
Philadelphia, PA 19107
(c) Phone Number: 215-580-7899 (C) 215-580-7899 (O), 610-639-1026 (C)
jrnixon@septa.org | www.septa.org
(d) Email Address: jrnixon@septa.

5. Property:

- (a) Present Zoning Use Classification: SR-1 Single Fam
(b) Tax Parcel Number: 26-005-038
(c) Location (With reference to nearby intersections or prominent features):
Southwest of Sunset Avenue and Westview Ave
intersection.

6. Proposed use of property/construction:

SEPTA UG4.87 Stone Masonry Arch Culvert
to be rehabilitated for additional 75 year service
life including installing a structural steel liner.

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

27-1904.o.1

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:

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 Supplemental Sheet Attached

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

Emad Krayem
Signature

Signature

Commonwealth of Pennsylvania } SS.
County of

Emad Krayem, 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.

Crystal Gardner

Sworn to and described before me This
16 day of April, 2024

Crystal Gardner
Notary Public

My Commission expires: 1/28/2027

Commonwealth of Pennsylvania - Notary Seal
CRYSTAL GARDNER, Notary Public
Philadelphia County
My Commission Expires January 28, 2027
Commission Number 1230352



10. List names and address of all property owners whose properties are within 500 feet of the property in question.

07-003-026 CHALFONT BORO, BIRCHWOOD DR, CHALFONT PA 18914

07-003-027 CARVER, WILLIAM P & BARBARA M, 131 BIRCHWOOD DR, CHALFONT PA 18914

07-003-028 PILEGGI, CARMELO & LISA ISABELLA, 135 BIRCHWOOD DR, CHALFONT PA 18914

07-003-029 MARTENS, DAVID, MARTENS, BARBARA, 139 BIRCHWOOD DR, CHALFONT PA 18914

07-003-030 DEL TITO, MARCELLA V & MICHAEL J, 143 BIRCHWOOD DR, CHALFONT PA 18914

07-003-031 STEVENS, ERIC C & CHRISTINE M, 147 BIRCHWOOD DR, CHALFONT PA 18914

07-003-032 LINDENFELSER, F NEIL & NANCEE E, 151 BIRCHWOOD DR, CHALFONT PA 18914

07-004-266 SOLOSKI, ANDREW J & DIANE M, 72 LYNWOOD DR, CHALFONT PA 18914

07-004-267 FINDLAY, ROSS SIMPSON & S KIMBERLY, 83 LYNWOOD DR, CHALFONT PA 18914

07-004-268 LEVIN, JEFFREY & LAURA M, 140 BIRCHWOOD DR, CHALFONT PA 18914

07-004-277 RAZZI, EDMUND J & CATHERINE C, 144 BIRCHWOOD DR, CHALFONT PA 18914

07-004-269 SLIKER, DAVID & VALERIE, 79 LYNWOOD DR, CHALFONT PA 18914

07-004-276 SCHALLER, DENNIS M & SUZANNE JO, 77 WESTVIEW AVE, CHALFONT PA 18914

07-004-275 PHILLIPS, CHRISTOPHER, ALLEN, DEBORRAH, 73 WESTVIEW AVE, CHALFONT PA 18914

07-004-270 MAYER, TIMOTHY E, 75 LYNWOOD DR, CHALFONT PA 18914

07-004-274 WINCO, MATTHEW E & APRIL L, 69 WESTVIEW AVE, CHALFONT PA 18914

07-004-004-051 BIEDIGER, JEREMY & CYNTHIA, 66 WESTVIEW AVE, CHALFONT PA 18914

07-004-433 TANVIR, UMER, 68 WESTVIEW AVE, CHALFONT PA 18914

07-004-434 DORAZIO, JEFFREY W & ANGELA S, 70 WESTVIEW AVE, CHALFONT PA 18914

07-004-435 HAIKO, ANDREW D & JILL A, 72 WESTVIEW AVE, CHALFONT PA 18914

07-004-436 LOUGHRAN, JOSEPH M & MICHELE M, 74 WESTVIEW AVE, CHALFONT PA 18914

07-004-437 WINIECKI, EUGENE J & MARILYN B, 76 WESTVIEW AVE, CHALFONT PA 18914

07-004-438 CHALFONT GREENE HOMEOWNERS, ASSN IN, SUNSET AVE, CHALFONT PA 18914

07-003-001 PENNA COMWTH DEPT TRANS, SUNSET AVE, CHALFONT PA 18914

07-003-002 PENNA COMWTH DEPT TRANS, SUNSET AVE, CHALFONT PA 18914

26-005-041 PENNA COMWTH DEPT TRANS, SUNSET AVE, CHALFONT PA 18914

26-005-041-001 PENNA COMWTH DEPT TRANS, SUNSET AVE, CHALFONT PA 18914

26-005-029 VILL, DEREK A & LINDSAY K, WALTER RD, CHALFONT PA 18914

26-005-031 VILL, DEREK A & LINDSAY K, 5 WALTER RD, CHALFONT PA 18914

26-005-028-002 STOLER, RICHARD K & MARTHA A, 32 WALTER RD, 32 WALTER RD, CHALFONT PA 18914

26-005-030-001 BENTZLEY, CRAIG W & SHARON M G, 19 WALTER RD, CHALFONT PA 18914

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.

