



# 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: 5/30/24 cc: D  
Payment: 800  
Check #: 102  
Receipt #: 15984

1. Date: 5/23/24
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: Benjamin Rush

(b) Mailing Address: 128 Hampshire Dr  
Chalfont, PA 18914

(c) Phone Number: 484-919-5400

(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:

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

(b) Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

(c) Phone Number: \_\_\_\_\_

(d) Email Address: \_\_\_\_\_

5. Property:

(a) Present Zoning Use Classification: RR-Residential

(b) Tax Parcel Number: 26-008-080

(c) Location (With reference to nearby intersections or prominent features):  
Corner of Hampshire Dr & Devon Rd

6. Proposed use of property/construction:

Single Family Residential

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

27-902 b Area & Dimensional requirements

Front & Rear yard setbacks

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 attached.**

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

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

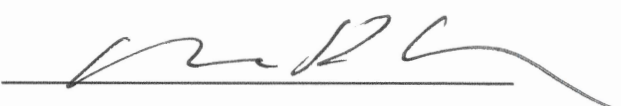


Signature

\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of Bucks

Benjamin Rush, 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.



Sworn to and described before me This  
29<sup>th</sup> day of May 2024

Azhar Haque  
Notary Public

My Commission expires: Feb 9<sup>th</sup> 2028

Commonwealth of Pennsylvania - Notary Seal  
Azhar Haque, Notary Public  
Bucks County  
My commission expires February 9, 2028  
Commission number 1443427  
Member, Pennsylvania Association of Notaries



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 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.





### List of Properties within 500 feet of 128 Hampshire Drive Chalfont PA 18914

1. WOODS, DAVID N & WICKHAM, DIANE C: 126 HAMPSHIRE DR CHALFONT PA 18914
2. CICHON, JACOB & AMBER: 123 DEVON RD CHALFONT PA 18914
3. HOUK, JOHN: 125 HAMPSHIRE DR CHALFONT PA 18914
4. BARNYOCK, JOSEPH P & GLORIA J: 127 HAMPSHIRE DR CHALFONT PA 18914
5. BENSON, DOLORES M & KATHLEEN L: 129 HAMPSHIRE DR CHALFONT PA 18914
6. NOBLE, MARTIN T & DIETTERICH, REBECCA ANNE: 130 HAMPSHIRE DR CHALFONT PA 18914
7. QUINN, THOMAS J & HAYES, KRISTA L: 122 DEVON RD CHALFONT PA 18914
8. ZIYADINOV, MARLEN: 120 DEVON RD CHALFONT PA 18914
9. MALONE, BRADLEY R & INGRID: 118 DEVO RD CHALFONT PA 18914
10. GRAMMEL, ERIC W, MARQUEZ-HERNANDEZ, ROMMY A, 116 DEVON RD CHALFONT PA 18914
11. CARTER, LEE: 114 DEVON RD CHALFONT PA 18914
12. ARNOLD, MATTHEW & KARYN: 112 DEVON RD CHALFONT PA 18914
13. DUNN, DINA: 110 DEVON RD CHALFONT PA 18914
14. SIDEBOTHAM, ROBERT & DANIELLE: 108 DEVON RD CHALFONT PA 18914
15. ZWICK, OLESYA & ANTHONY M: 121 DEVON RD CHALFONT PA 18914
16. HOFSTAEDTER, FRANCIS G & FRANCHI, DONNA MARIE: 119 DEVON RD CHALFONT PA 18914
17. CRAWFORD, JOHN & GINA: 117 DEVON RD CHALFONT PA 18914
18. OMALLEY, KEVIN M & SUZANNE L: 115 DEVON RD CHALFONT PA 18914
19. MCELROY, MARY A & SEAN M: 113 DEVON RD CHALFONT PA 18914
20. MALLIMACI, PASQUALE & ROMEO, NADIA C: 124 HAMPSHIRE DR CHALFONT PA 18914
21. BENSE, KATHLEEN M: 122 HAMPSHIRE DR CHALFONT PA 18914
22. SMITH, TIMOTHY & AMANDA: 120 HAMPSHIRE DR CHALFONT PA 18914
23. GABA, NATASHA & KOCO & EDGAR: 118 HAMPSHIRE DR CHALFONT PA 18914
24. MARCHESI, LEEANN E: 123 HAMPSHIRE DR CHALFONT PA 18914
25. MCDERMOTT, MARK C & MAUREEN E: 121 HAMPSHIRE DR CHALFONT PA 18914
26. DURIE, JOHN J & KIMBERLY M: 119 HAMPSHIRE DR CHALFONT PA 18914
27. MURPHY, KEVIN & CHANCE-JOHNSON, JENNIFER: 117 HAMPSHIRE DR CHALFONT PA 18914
28. WHALEN, BRENDAN M & KELSEY C: 131 HAMPSHIRE DR CHALFONT PA 18914
29. OFSHARICK, DUSTIN & COLLINS, JOCELYN: 133 HAMPSHIRE DR CHALFONT PA 18914
30. KILLIAN, DONNA J: 135 HAMPSHIRE DR CHALFONT PA 18914
31. SCHIELD, JOAN E & SMITH, SANDRA J & TODD C: 137 HAMPSHIRE DR CHALFONT PA 18914
32. DIDOMENICO, DEANNE & VICENT P & WANNETTA D: 132 HAMPSHIRE DR CHALFONT PA 18914
33. MORRISSEY, ROBERT A & MARY P: 134 HAMPSHIRE DR CHALFONT PA 18914
34. WEEKS, MATTHEW & SMITH, KALEY: 136 HAMPSHIRE DR CHALFONT PA 18914
35. KOKIKO, JODY BLEAM: 125 DOLLY LN CHALFONT PA 18914
36. REILLY, JAMES A & CRESENCIA M: 123 DOLLY LN CHALFONT PA 18914
37. EYRICH, SHIRLEY A: 121 DOLLY LN CHALFONT PA 18914
38. PRENDERGAST, SCOTT M & LISA A: 119 DOLLY LN CHALFONT PA 18914
39. RODRIGUEZ, ALVARO: 117 DOLLY LN CHALFONT PA 18914
40. MCBREARTY, MARYANNE T: 115 DOLLY LN CHALFONT PA 18914
41. KARIMOV, MALIK: 113 DOLLY LN CHALFONT PA 18914
42. KAUFMAN, ALEXANDER & KELLY ANN: 111 DOLLY LN CHALFONT PA 18914
43. TUCKER, ZACHARY ROBERT & HAVILAND, LAUREN ANN: 109 DOLLY LN CHALFONT PA 18914
44. ADELMAN, DENISE M: 122 BATES DR CHALFONT PA 18914
45. SANTORO, DENISE M: 124 BATES DR CHALFONT PA 18914
46. FRIEL, MATTHEW J & JOANNE M: 126 BATES DR CHALFONT PA 18914
47. LACOTTA, JEROME M & BRENDA M: 128 BATES DR CHALFONT PA 18914

48. WOOD, CHRISTIANA & COLLEEN M: 130 BATES DR CHALFONT PA 18914
49. ROSS HAROLD D & CHARILEEN T: 132 BATES DR CHALFONT PA 18914
50. CORRIGAN, MARIAN G: 134 BATES DR CHALFONT PA 18914
51. ALEXANDER, JOHN & ROSANNE: 21 E CORNWALL DR CHALFONT PA 18914