PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Tuesday, July 2, 2024 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 Benjamin Rush for the property located at 128 Hampshire Drive, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-8-80. The property is located in the RR, Residential, zoning district. The property is improved with a single-family detached residential dwelling (use B1). The applicant proposes an addition and open deck to the rear of the dwelling. The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-902.b to allow a rear yard setback of 42 feet for the addition, where the required minimum setback is 75 feet; and (b) from §27-2105.b to allow a rear yard setback of 30 feet 2.75 inches for the deck, where the required minimum setback is 60 feet.

2. The application of Kastriot Isai for the property located at 104 South Limekiln Pike, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-8-143. The property is located in the RR, Residential, zoning district. The property is improved with a historic farmhouse residence, barn and detached garage. The applicant proposes to subdivide the property into 3 lots and construct 2 single-family semidetached dwellings (use B3) on 2 of the lots. The third lot will contain the existing farmhouse residence which will be converted into a two-family detached dwelling (use B4). The applicant seeks the following relief from the New Britain Township Zoning Ordinance: (a) a special exception pursuant to §27-901.b and §27-3103 to permit the 4 single-family semidetached dwellings (use B3) and the two-family detached dwelling (use B4) on the property; and (b) a variance from §27-305.B.B3 to permit the 2 lots that will contain the B3 use dwellings to have 2 single-family semidetached dwelling units on the same lot, where each unit is required to be on a separate lot.

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, June 18, 2024
	Thursday, June 25, 2024