



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: 9/3/24
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: Munz Construction
 (b) Mailing Address: 201 Buck rd
Holland PA 18966
 (c) Phone Number: 215-953-8833
 (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
 (b) Tax Parcel Number: 26-008-027
 (c) Location (With reference to nearby intersections or prominent features):
106 Devon rd Chalfont PA 18914
Crossroads -> Brittany dr & Hampshire dr
6. Proposed use of property/construction:
New 1st Floor in-law suite
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
Ch. 27 -> 902(b) side : rear setbacks
and building coverage

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 additional sheet

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

Applicant: Munz →

[Signature]

Signature

Home owner →

[Signature]

Signature

Commonwealth of Pennsylvania } SS.
County of

Kiera Dunne, 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
4 day of September

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Alexis Young, Notary Public
Bucks County
My Commission Expires April 19, 2027
Commission Number 1334582

My Commission expires: 4/19/24

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 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 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.



Owners 500' near "106 Devon rd"

PARCEL_NUM	ADDRESS	OWNER1	OWNER2
26-007-002	127 BRITTANY DR	ENGLE, NEIL R	
26-007-003	125 BRITTANY DR	BAUMAN, JAMES P	
26-007-004	123 BRITTANY DR	SERGO, JACLYN A	
26-007-005	121 BRITTANY DR	PARSONS, PAUL & TAYLOR	
26-007-006	119 BRITTANY DR	POLLOCK, SETH	
26-007-007	114 BRITTANY DR	PARISI, DAVID & CHRISTA	
26-007-008	116 BRITTANY DR	WALTZ, BRUCE W, JR & JANET A	
26-007-009	118 BRITTANY DR	FOWLER, GLENN S & KAREN J	
26-008-005	109 BRITTANY DR	COLEMAN, JERRY G	
26-008-006	111 BRITTANY DR	STENZ, JOSEPH	
26-008-007	113 BRITTANY DR	ARNAUDO, PETER V, JR & ANNA E	
26-008-009	112 BRITTANY DR	CARRERO, RONALD	
26-008-010	106 DOLLY LN	GORMAN, MEGHAN L & ANDREW T	
26-008-011	108 DOLLY LN	LAUSER, PETER A	
26-008-012	110 DOLLY LN	WARFEL, LEANN E	
26-008-013	112 DOLLY LN	SEGAL, JONATHAN BRADLEY & JESSICA IRMA	
26-008-023	106 BRITTANY DR	NOCE, EUGENE J & KATHLEEN V	
26-008-024	100 DEVON RD	WAGMAN, ERIC L & DOLORES C	
26-008-025	102 DEVON RD	KENNER, TIMOTHY & VICTORIA	
26-008-026	104 DEVON RD	TITIKA, VITALIY & OLGA	
26-008-027	106 DEVON RD	ZACIRKA, ASHLEY ROSE	HAYES, MICHAEL EDWIN
26-008-028	108 DEVON RD	SIDEBOTHAM, ROBERT & DANIELLE	
26-008-029	110 DEVON RD	DUNN, DINA	
26-008-030	112 DEVON RD	ARNOLD, MATTHEW & KARYN	
26-008-031	114 DEVON RD	CARTER, LEE	
26-008-032	116 DEVON RD	GRAMMEL, ERIC W	MARQUEZ-HERNANDEZ, ROMMY A
26-008-033	118 DEVON RD	MALONE, BRADLEY R & INGRID	
26-008-053	115 DOLLY LN	MCBREARTY, MARYANNE T	
26-008-054	113 DOLLY LN	KARIMOV, MALIK	
26-008-055	111 DOLLY LN	KAUFMAN, ALEXANDER BENJAMIN & KELLY ANN	
26-008-056	109 DOLLY LN	TUCKER, ZACHARY ROBERT	HAVILAND, LAUREN ANN
26-008-057	107 DOLLY LN	FUSS, MICHAEL & MARISSA LEVIN	
26-008-058	105 DOLLY LN	BERNSTEIN, MICHAEL A & SANDRA L	
26-008-059	103 DOLLY LN	CONSTABLE, CHRISTOPHER T & SUSAN E	
26-008-060	101 DOLLY LN	FULGINITI, MATTHEW K	
26-008-061	110 BRITTANY DR	FRIEL, DENNIS M JR & KATHRYN S	
26-008-062	108 BRITTANY DR	UGARRIZA, JANICE M	
26-008-067	102 HAMPSHIRE DR	STOCK, WILLIAM F, JR & JENNIFER	
26-008-068	104 HAMPSHIRE DR	FREY, RONALD J & PHYLLIS A	
26-008-069	106 HAMPSHIRE DR	WIBERLEY, JOHN A & VIRGINIA	
26-008-070	108 HAMPSHIRE DR	MUNDY, RUTH	RODRIGUEZ, LUIS
26-008-071	110 HAMPSHIRE DR	DEHAVEN, DONNA M	
26-008-072	112 HAMPSHIRE DR	ORTIZ, JORGE & JENNIFER	
26-008-073	114 HAMPSHIRE DR	HUMPHREYS, KATELYN	
26-008-074	116 HAMPSHIRE DR	LIU, YIN	
26-008-075	118 HAMPSHIRE DR	GABA, NATASHA & KOCO & EDGAR	
26-008-076	120 HAMPSHIRE DR	SMITH, TIMOTHY & AMANDA	
26-008-077	122 HAMPSHIRE DR	BENSE, KATHLEEN M	
26-008-078	124 HAMPSHIRE DR	MALLIMACI, PASQUALE	ROMEO, NADIA C
26-008-079	126 HAMPSHIRE DR	WOODS, DAVID N & DIANE C WICKHAM-	
26-008-080	128 HAMPSHIRE DR	RUSH, BENJAMIN P	
26-008-081	123 DEVON RD	CICHON, JACOB & AMBER	
26-008-082	121 DEVON RD	ZWICK, OLESYA & ANTHONY M	
26-008-083	119 DEVON RD	HOFSTAEDTER, FRANCIS G	FRANCHI, DONNA MARIE
26-008-084	117 DEVON RD	CRAWFORD, JOHN & GINA	
26-008-085	115 DEVON RD	OMALLEY, KEVIN M & SUZANNE L	
26-008-086	113 DEVON RD	MCELROY, MARY A & SEAN M	
26-008-087	111 DEVON RD	FORNARI, GUIDO & MARIA	
26-008-088	109 DEVON RD	GIBSON, ROBERT W	
26-008-089	107 DEVON RD	DUBIEL, KATIE	
26-008-090	105 DEVON RD	MYKHALCHUK, ROMAN & MARIYA	
26-008-091	103 DEVON RD	GUERRA, MOISES	
26-008-092	101 DEVON RD	LOFTIS, RONALD S	GELLERT, DONNA B
26-008-093	104 BRITTANY DR	FOLEY, ROBERT & JENNIFER	
26-008-096	102 BRITTANY DR	GRANDE, RALPH R & LUCILLE A	
26-008-105	111 HAMPSHIRE DR	HENRIKSSON, DWAYNE & JACQUELINE	
26-008-107	100 NEW JERSEY AVE	SZAGUT, ANTHONY & KAREN	
26-008-108	113 HAMPSHIRE DR	SCHOMBS, MATTHEW & SHIRLEY	
26-008-109	115 HAMPSHIRE DR	MCGINTY, SHANNON ELIZABETH	
26-008-110	117 HAMPSHIRE DR	MURPHY, KEVIN	CHANCE-JOHNSON, JENNIFER
26-008-111	119 HAMPSHIRE DR	DURIE, JOHN J & KIMBERLY M	
26-008-112	121 HAMPSHIRE DR	MCDERMOTT, MARK C & MAUREEN E	
26-008-113	123 HAMPSHIRE DR	MARCHESI, LEEANN E	