PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, November 21, 2024, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the application of Spotless Brands, LLC, for the property located at 545 West Butler Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-6-101-1. The property is located in the C-1, Commercial, zoning district; and the COD, Butler Avenue Corridor Overlay District. The property is improved with a vacant non-residential building. The applicant proposes a new non-residential building that will contain a car wash use (use J19). The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-305.J.J19.b.1 to permit a car wash use on a lot with a lot width of less than 250 feet along abutting streets; (b) from §27-1202.b to permit a side yard setback of 7 feet, where the required minimum setback is 15 feet; (c) from §27-2901.J.J19.b and §27-2904.a.7 to permit 16 of the off-street parking spaces to be jointly used as stalls for vehicle vacuuming; and (d) from §27-2904.g.5 to permit a paved area be 0 feet from the exterior structural wall of the proposed building, where the required minimum setback for such paved areas from the exterior structural building wall is 20 feet.

Please visit www.newbritaintownship.org 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 nbt@nbtpa.us 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, November 7, 2024**
Thursday, November 14, 2024