



# 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:	<u>1/16/2025</u> CC;D
Payment:	<u>800</u>
Check #:	<u>1490</u>
Receipt #:	<u>16927</u>

1. Date: 1/6/25

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: ♣ Jason and Efraim Dua

(b) Mailing Address: 101 Whitetail Court  
Chalfont, PA 18914

(c) Phone Number: 267-275-5717

(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
Legal Owner

♣ atlasinspect@yahoo.com

\*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: B1 Single Family Dwelling

(b) Tax Parcel Number: 26-015-156

(c) Location (With reference to nearby intersections or prominent features):  
101 Whitetail Court

6. Proposed use of property/construction:

Applicant is looking to construct a swimming pool and associated improvements.

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

27-902.b for maximum impervious surface coverage per lot

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 separate list.

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

Jason Due  
Signature

\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of Bucks

Jason Due, 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  
15 day of January, 2025

Rawia S Sabry  
Notary Public

My Commission expires: 12/16/2027

Commonwealth of Pennsylvania - Notary Seal  
RAWIA S SABRY - Notary Public  
Bucks County  
My Commission Expires December 16, 2027  
Commission Number 1237242



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.



## PROPERTY OWNERS WITHIN 500 FEET OF TAX PARCEL 26-015-156

PARCEL_NUM	PROPERTY ADDRESS	OWNER1	OWNER2	MAILING ADDRESS	CITY, STATE, ZIP
26-015-186	233 HOLLY DR	CHIPKO, AMANDA		233 Holly Drive	Chalfont, PA 18914
26-015-185	231 HOLLY DR	DE SAINT ETIENNE, BENOIT	SCHOENEWALD, NICOLE	231 Holly Drive	Chalfont, PA 18914
26-015-184	229 HOLLY DR	KELLY, ROBERT T & BARBARA A		229 Holly Drive	Chalfont, PA 18914
26-015-183	227 HOLLY DR	HANSEN, GEORGE A	PENDRAK, FREDA T	227 Holly Drive	Chalfont, PA 18914
26-015-182	225 HOLLY DR	SCHOENEWALD, MICHAEL G & DENISE M		225 Holly Drive	Chalfont, PA 18914
26-015-181	223 HOLLY DR	DEVLIN, JAMES M & SHIRLEY J		223 Holly Drive	Chalfont, PA 18914
26-015-180	221 HOLLY DR	MCKEEVER, TERENCE	MCKEEVER, SHANNON	221 Holly Drive	Chalfont, PA 18914
26-015-179	219 HOLLY DR	MILLER, MICHAEL D	ESPESETH, AMY S	219 Holly Drive	Chalfont, PA 18914
26-015-178	217 HOLLY DR	LIU, WEI	YU, YING	217 Holly Drive	Chalfont, PA 18914
26-015-177	239 HOLLY DR	WELSH, JAMES	WELSH, JENNICA	239 Holly Drive	Chalfont, PA 18914
26-015-176	237 HOLLY DR	NISENZON, TALIA ARIELLA	SHUTTIE, PHILIP JUSTIN	237 Holly Drive	Chalfont, PA 18914
26-015-175	235 HOLLY DR	MAGID, ALEXANDER D & ELIZABETH S		235 Holly Drive	Chalfont, PA 18914
26-015-174	200 HOLLY DR	BLOCK, GARY ROBERT & MICHELLE MAUREEN		200 Holly Drive	Chalfont, PA 18914
26-015-173	202 HOLLY DR	LYNCH, TIMOTHY & ANITA LIV TRUST	LYNCH, TIMOTHY & ANITA, TRS	202 Holly Drive	Chalfont, PA 18914
26-015-172	100 HARDWOOD CT	HOWARD, RACHELE & PATRICK		100 Hardwood Court	Chalfont, PA 18914
26-015-171	102 HARDWOOD CT	SHARKEY, JAMES F III & MARGARET E		102 Hardwood Court	Chalfont, PA 18914
26-015-170	104 HARDWOOD CT	FARQUHARSON, MICHAEL T & BETH H		104 Hardwood Court	Chalfont, PA 18914
26-015-169	106 HARDWOOD CT	LENSKOLD, PETER A & CHRISTI MARIE		106 Hardwood Court	Chalfont, PA 18914
26-015-168	107 HARDWOOD CT	HANNEY, MICHAEL T & JANE		107 Hardwood Court	Chalfont, PA 18914
26-015-167	105 HARDWOOD CT	QUATE, MICHAEL H	QUATE, AMANDA C	105 Hardwood Court	Chalfont, PA 18914
26-015-166	103 HARDWOOD CT	LANDRO, MATTHEW & ALEXANDRA		103 Hardwood Court	Chalfont, PA 18914
26-015-165	101 HARDWOOD CT	STOLL, SCOTT G & PAMELA S		101 Hardwood Court	Chalfont, PA 18914
26-015-164	100 WHITETAIL CT	GAFFNEY, LAKISHA & PHILIP		100 Whitetail Court	Chalfont, PA 18914
26-015-163	102 WHITETAIL CT	GAFFNEY, PHILLIP M & KATHLEEN M		200 Douglas Fir Dr., Apt 301	Warrington, PA 18976
26-015-162	104 WHITETAIL CT	HERMAN, PHILLIP E	HERMAN, RICKI D	104 Whitetail Court	Chalfont, PA 18914
26-015-161	106 WHITETAIL CT	PEROZZE, KEVIN M & CINDY M		106 Whitetail Court	Chalfont, PA 18914
26-015-160	108 WHITETAIL CT	MCCORRY, FRANCIS & GINA		108 Whitetail Court	Chalfont, PA 18914
26-015-159	107 WHITETAIL CT	BOWSER, JANET M		107 Whitetail Court	Chalfont, PA 18914
26-015-158	105 WHITETAIL CT	WIGO, MICHAELA & AMY H		105 Whitetail Court	Chalfont, PA 18914
26-015-157	103 WHITETAIL CT	CACCIATORE, EDWARD	CACCIATORE, KASIE	103 Whitetail Court	Chalfont, PA 18914
26-015-156	101 WHITETAIL CT	DUA, JASON & EFRAIM		101 Whitetail Court	Chalfont, PA 18914
26-015-155	210 HOLLY DR	BRIONES, ANNALIA D & ROY S		210 Holly Drive	Chalfont, PA 18914
26-015-154	212 HOLLY DR	MATJE, MARTIN F & KIMBERLEE J		212 Holly Drive	Chalfont, PA 18914
26-015-153	214 HOLLY DR	SAM, SHEBA	KURUVILLA, SAM	214 Holly Drive	Chalfont, PA 18914
26-015-152	216 HOLLY DR	MONKRES, RONALD G II	MONKRES, MEGAN M	216 Holly Drive	Chalfont, PA 18914
26-015-151	218 HOLLY DR	PROUD, CONOR		218 Holly Drive	Chalfont, PA 18914
26-015-150	220 HOLLY DR	GORMAN EILEEN INCOME TRUST	GORMAN, EILEEN, TR	220 Holly Drive	Chalfont, PA 18914

PROPERTY OWNERS WITHIN 500 FEET OF TAX PARCEL 26-015-156

1/7/2025

26-015-149	222 HOLLY DR	LUK, JOHN	LUK, PAULINE	222 Holly Drive	Chalfont, PA 18914
26-015-137	246 HOLLY DR	CARR, BRIAN & KELLY		246 Holly Drive	Chalfont, PA 18914
26-015-136	248 HOLLY DR	SAINZ, LIDIA A		248 Holly Drive	Chalfont, PA 18914
26-015-135	250 HOLLY DR	HERALD, GREGORY & SUSAN		250 Holly Drive	Chalfont, PA 18914
26-015-134	252 HOLLY DR	CLUETT, TIMOTHY D & CINDY A		252 Holly Drive	Chalfont, PA 18914
26-015-133	254 HOLLY DR	IRISH, PERRY JOHN		254 Holly Drive	Chalfont, PA 18914
26-015-132	256 HOLLY DR	GIUNGO, JOSEPH J & DIANE M		256 Holly Drive	Chalfont, PA 18914
26-015-131	213 HOLLY DR	CAMPBELL, ROBERT G & CATHERINE B		213 Holly Drive	Chalfont, PA 18914
26-015-130	100 SUGAR BUSH CT	SCHNUPP, PAUL E ,JR & DIANE J		100 Sugar Bush Court	Chalfont, PA 18914
26-015-129	102 SUGAR BUSH CT	TANCREDI, DEREK & JACQUELYN		102 Sugar Bush Court	Chalfont, PA 18914
26-015-128	104 SUGAR BUSH CT	SKOWRONSKI, TRAVIS M	SKOWRONSKI, LAUREN	104 Sugar Bush Court	Chalfont, PA 18914
26-015-127	106 SUGAR BUSH CT	LUCAS, STEVEN A & PRISCILLA A		106 Sugar Bush Court	Chalfont, PA 18914
26-015-126	108 SUGAR BUSH CT	ROESSLER, DENNIS J & THERESE B		108 Sugar Bush Court	Chalfont, PA 18914
26-015-125	107 SUGAR BUSH CT	WEERBROUCK, BRIAN & DORI		107 Sugar Bush Court	Chalfont, PA 18914
26-015-124	105 SUGAR BUSH CT	GALLAGHER, BRIAN M & ALYSE K		105 Sugar Bush Court	Chalfont, PA 18914
26-015-123	103 SUGAR BUSH CT	WILLIAMS, PAUL A & NANCY M		103 Sugar Bush Court	Chalfont, PA 18914
26-015-122	101 SUGAR BUSH CT	JANUZZI, DEANNA	EVERY, JARED	101 Sugar Bush Court	Chalfont, PA 18914
26-015-121	207 HOLLY DR	PEACHER, BRIAN	PEACHER, JENNIFER	207 Holly Drive	Chalfont, PA 18914
26-015-120	205 HOLLY DR	OHMAN, DAVID R & DENICE M		205 Holly Drive	Chalfont, PA 18914
26-015-119	203 HOLLY DR	GAUNT, KEITH & HELEN		203 Holly Drive	Chalfont, PA 18914
26-015-118	201 HOLLY DR	BERSON, MATTHEW & SARAH		201 Holly Drive	Chalfont, PA 18914
26-015-029	40 HICKORY LN	SCHMIDT, DAVID F & JENNIFER W		40 Hickory Lane	Chalfont, PA 18914
26-015-028	36 HICKORY LN	STONE, KEVIN	SHEA DEBORAH	36 Hickory Lane	Chalfont, PA 18914
26-015-027	34 HICKORY LN	PATTERSON, DAVID K & SUSAN M		34 Hickory Lane	Chalfont, PA 18914
26-015-026	32 HICKORY LN	LORUSSO, ANTHONY A & CAROL F		32 Hickory Lane	Chalfont, PA 18914
26-015-025	30 HICKORY LN	CLUGSTON, DAVID J & MICHELE M		30 Hickory Lane	Chalfont, PA 18914
26-015-024	28 HICKORY LN	KEATS, WILNA G & HALSEY DICKINSON		3408 W Bay Avenue	Tampa, FL 33611
26-005-036	49 CEDAR HILL RD	SODERBERG, DEAN C ,JR & BARBARA L		49 Cedar Hill Road	Chalfont, PA 18914

**BUCKS COUNTY RECORDER OF DEEDS**  
55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2020060462  
Recorded On 9/4/2020 At 12:42:49 PM \* Total Pages - 5

\* Instrument Type - DEED User - SMC  
Invoice Number - 1104823  
\* Grantor - DUKOWSKI, DARRYL, J  
\* Grantee - DUA, JASON  
\* Customer - RK ABSTRACT & ASSOCIATES, LLC

\* FEES  
STATE TRANSFER TAX \$4,749.00  
RECORDING FEES \$81.75  
CENTRAL BUCKS SCHOOL \$2,374.50  
DISTRICT REALTY TAX  
NEW BRITAIN TOWNSHIP \$2,374.50  
TOTAL PAID \$9,579.75

Bucks County UPI Certification  
On September 4, 2020 By DW

This is a certification page  
**DO NOT DETACH**  
This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
RK ABSTRACT & ASSOCIATES, LLC

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Bucks County, Pennsylvania.



*Robin M. Robinson*  
Robin M. Robinson  
Recorder of Deeds

\* Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.



Prepared by and Return to:

RK Abstract and Associates, LLC  
1506 Deborah Court  
Jamison, PA 18929  
267-279-9332

File No. RK-20-1058BC

UPI # 26-015-156

**This Indenture**, made the 24<sup>th</sup> day of August, 2020

**Between**

**DARRYL J DUKOWSKI AND ROSEMARY A DUKOWSKI**

(hereinafter called the Grantors), of the one part, and

**JASON DUA AND EFRAIM DUA**

(hereinafter called the Grantees), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Four Hundred Seventy-Four Thousand Nine Hundred And 00/100 Dollars (\$474,900.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as joint tenants with the right of survivorship

ALL THAT CERTAIN lot or piece of land situate in New Britain Township, Bucks County, Pennsylvania described according to Phase 2 Record Plan prepared for Cedar Hill made by Robert B. Blue, Jr., Registered Professional Engineer, dated October 9, 1986 and last revised November 1, 1986 and recorded at Doylestown, Bucks County in Plan Book 237 Page 36 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide) said point being measured on the arc of a circle curving to the right Northwestwardly having a radius of 30.00 feet the arc distance of 47.12 feet from a point of curve on the Northwesterly side of Whitetail Court (50 feet wide); thence extending from said beginning point along said side of Holly Drive North 48 degrees 28 minutes 21 seconds West 79.00 feet (erroneously set forth in prior deed as 109.00 feet) to a point a corner of Lot No. 39 on aforementioned Plan; thence extending along said lot North 41 degrees 31 minutes 39 seconds East 130.00 feet to a point a corner in line of Lot No. 41 on aforementioned Plan; thence extending along said Lot South 48 degrees 28 minutes 21 seconds East 109.00 feet to a point on the aforesaid side of Whitetail Court; thence along said side of Whitetail Court the two following courses and distances: (1) South 41 degrees 31 minutes 39 seconds West 100.00 feet to a point of curve and (2) on the arc of

a circle curving to the right Northwestwardly having a radius of 30.00 feet the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 40 on aforementioned Plan.

BEING the same premises that Patrick J. Hennessey and Amy L. Hennessey, husband and wife, by deed dated February 7, 2000 and recorded March 3, 2000 in the Office of the Recorder of Deeds of Bucks County, PA, in Deed Book 2017 page 2115, granted and conveyed unto Darryl J. Dukowski and Rosemary A. Dukowski, husband and wife, as tenants by the entireties, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

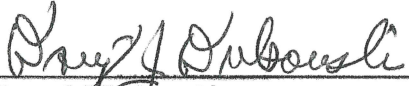

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

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

 {SEAL}  
Darryl J. Dukowski  
 {SEAL}  
Rosemary A. Dukowski



Commonwealth of Pennsylvania }  
County of Bucks Bucks } ss

On this, the 24 day of August, 2020, before me, the undersigned Notary Public, personally appeared **Darryl J Dukowski and Rosemary A Dukowski**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

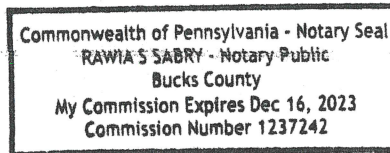
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Rawia S Sabry  
Notary Public  
My commission expires 12/16/2023

The precise residence and the complete post office address of the above-named Grantees is:

**101 White Tail Court  
Chalfont, PA 18914**

\_\_\_\_\_  
On behalf of the Grantees



# Deed

UPI # 26-015-156

Darryl J Dukowski and Rosemary A  
Dukowski

TO

Jason Dua and Efraim Dua

RK Abstract and Associates, LLC  
1506 Deborah Court  
Jamison, PA 18929  
Telephone: 267-279-9332 Fax: 215-918-2332