## **PUBLIC NOTICE**

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, February 20, 2025, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications:

- 1. The application of Calvary Chapel of Central Bucks, Inc., for the property located at 1100 Manor Drive, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-5-49-13-1. The property is located in the C-3, Commercial, zoning district. The property is improved with a non-residential building. The applicant proposes to conduct a place of worship use (use F4) in the existing building. The Applicant seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-1401.b and §27-3103 to permit the place of worship use (use F4).
- 2. The application of Jason and Efraim Dua for the property located at 101 Whitetail Court, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-15-156. 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 accessory in-ground non-commercial swimming pool (use H4). The applicant seeks a variance from New Britain Township Zoning Ordinance §27-902.b to allow an impervious surface ratio of 31.2%, where the current ratio is 24.9%, and the maximum ratio permitted by right is 25%.

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, February 6, 2025

Thursday, February 13, 2025