PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, September 10, 2020 at 7:30 p.m. at the National Shrine of Our Lady of Czestochowa, 654 Ferry Road, Doylestown, PA to resume the hearings on the amended application of 84 Schoolhouse Road, L.P., for the property located at 84 Schoolhouse Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-5-3. The property is located in the RR, Residential, zoning district. The property is currently improved with a single-family detached dwelling (use B1). The majority of the property is unimproved. The Applicant proposes a use B3, Single-Family Semidetached Dwelling, residential subdivision of the property, containing 12 dwelling units. The Applicant seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-901.b and §27-3103 to permit the proposed B3 use on the property in the RR zoning district. The Applicant also seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-903.a and §27-2101.a to permit lot areas of less than the required minimum 15,000 square feet; (b) from §27-903.a and §27-2103 to permit lot widths of less than the required minimum 75 feet; (c) from §27-903.a and §27-2105 to permit front yard setbacks of less than the required minimum 50 feet; (d) from §27-2105 and §27-2108.f.3 to permit rear yard setbacks of less than the required minimum 60 feet (developer); (e) from §27-2108.f.3 to permit building coverage ratios on the individual lots in excess of the maximum 12% ratio permitted by right (developer); (f) from §27-2108.f.3 to permit impervious surface ratios on the individual lots in excess of the maximum 26% permitted by right (developer); (g) from §27-2400.f.1 to permit more than 20% of the existing woodlands/forest on the Property to be disturbed, where the maximum amount of permitted disturbance is 20% (80% protection); and (h) from §27-2113 and §27-2401.b. to permit building envelopes on the lots less than the required minimum 10,000 square feet and to permit buildings to be erected on such lots and in such building envelopes.

The application and accompanying documents are on file for public inspection at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, during regular business hours. If any person with a disability wishes to attend the hearing(s) scheduled for this date and requires an auxiliary aid, service or other accommodations to participate, please phone (215) 822-1391 to discuss how New Britain Township may best accommodate your needs.

Thomas J. Walsh III, Esquire
Solicitor, New Britain Township Zoning Hearing Board
3655 Route 202, Suite 105
Doylestown, PA 18902

ADVERTISE TWICE: **Thursday, August 27, 2020**
Thursday, September 3, 2020