

PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, April 15, 2021, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following application(s) and/ or appeal(s):

1. The application of Thomas and Donna McGuire for the property located at 130 Callowhill Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-140. The property is located in the WS, Watershed, zoning district. The property is improved with a single-family detached residential dwelling (use B1), accessory non-commercial swimming pool (use H4), and storage barn. The Applicants propose a deer fence (use H3) around the perimeter of the property. The Applicants seek a variance from and/or interpretation of the following sections of the New Britain Township Zoning Ordinance: (a) from 27-305.H3.b.1(a) to permit the fence in the front yard to be 8 feet high with an opaque to non-opaque areas ratio of less than 4:1, where the maximum permitted fence height in the front yard is 4 feet, and the required minimum ratio is 4:1; (b) from §27-305.H3.b.1(c) to permit the fence in the side and rear yards to be 8 feet high, where the maximum permitted fence height in these yards is 6 feet; (c) from §27-305.H3.b.1(d) to permit an 8 feet high fence in the rear yard for a purpose other than enclosing a court for tennis or similar sports; (d) from §27-1904.g and m.3 to permit a portion of the fence to be located within the Floodplain Overlay District without being structurally anchored to the ground and without a written opinion of a registered professional engineer regarding structural anchoring; and (e) from §27-2105, §27-2109 and §27-502.b.1(c), (d) and (e) to permit the 8 feet high fence to be located within the required minimum 100 feet front, 30 feet side, and 60 feet rear yard setbacks, where only fences less than 6 feet high may be within these required minimum yard setbacks.

2. The application of Michael and Julie Duffey for the property located at 522 Ferry Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-14-17. The property is located in the WS, Watershed, zoning district. The property is improved with a single-family detached residential dwelling (use B1), storage shed (use H2), driveway, covered patio and deck. The Applicants propose an accessory non-commercial swimming pool (use H4) and related improvements. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-502.b.1(h)2) to permit an impervious surface ratio of 13.56% on the property, where the existing ratio is 11.06%, and the maximum impervious surface ratio permitted by right is 8% (applicable to resident). Also, pursuant to Zoning Ordinance §27-3101.i, the Applicants also appeal the Zoning Officer's March 4, 2021, Determination denying a zoning permit insofar as the Determination concluded that the existing and proposed improvements are subject to review under the New Britain Township Stormwater Management Ordinance (Chapter 26, Part I of the Code of Ordinances).

Please visit www.newbritaintownship.org to view the full meeting agenda, complete copies of the applications, and accompanying documents. Persons wishing to participate in the public hearing may pre-register with New Britain Township in advance of the hearing by calling (215) 822-1391 or by emailing kharris@newbritaintownship.org. Instructions on how to participate in the public hearing will be provided at that time. Persons who cannot participate in the public

