PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, June 17, 2021 at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications and/or appeals:

1. The application of Marie J. Schmidt and Gideon Youssef, d/b/a G&K Quality Preowned Appliances, for the property located at 338-340 Park Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-11-66-1. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1), an accessory residential garage, and a non-residential building. The non-residential building is used for an animal hospital use (use A11) and/or veterinary office use (use I2). The Applicants propose to change the existing use of the non-residential building to a retail appliance store use (use J1). The Applicants seek the following relief from the New Britain Township Zoning Ordinance: (a) a special exception pursuant to §27-2304 and §27-3103 to permit the change from the existing non-conforming I2 use to the proposed non-conforming J1 use; and/or (b) a variance from §27-501 to change the permitted A11 use to the proposed J1 use, where a J1 use is not permitted in the WS zoning district.

2. The appeal and application of James Umlauf and Erin Hughes, for the property located at 619 North Limekiln Pike, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-3-119. The property is located in the WS, Watershed, zoning district. The property is improved with a detached single-family residential dwelling (use B1) and an accessory pole barn. The pole barn is used for a non-conforming landscape contracting use (use K5) that was approved by decision of the Zoning Hearing Board dated October 15, 2020. The Applicants appeal the Zoning Officer's Determination dated March 31, 2021 denying their zoning permit application to convert the basement of the residential dwelling to be used as office space in furtherance of the landscape contracting use (use K5). Alternatively, the Applicants seek a special exception pursuant to New Britain Township Zoning Ordinance §27-2303.b and §27-3103 to extend the existing non-conforming K5 contracting use.

The applications and accompanying documents are on file for public inspection at the New Britain Township Municipal Building 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, June 3, 2021**
Thursday, June 10, 2021