

## **PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of Newtown Borough, Bucks County, Pennsylvania, will hold the following public hearings on Thursday, December 18<sup>th</sup>, 2025 at the Borough Council Chamber, 23 N. State Street, Newtown, Pennsylvania upon the following applications:

At 6:30 p.m. a hearing will be held upon the application of Edward Deitzel for property located at 110 North Lincoln Avenue, Newtown, PA (TMP No. 28-002-262). The Property is located in the BR-2, Borough Residential 2, Newtown Borough zoning district. The Applicant seeks a variance from 550-14(C)(2)(a)(1) of the Newtown Borough Zoning Ordinance ("ZO") to permit a 54 inch high fence where a maximum of 48 inches in the front yard is permitted.

At 7:00 p.m. a hearing will be held upon the application of Mark Joseph for property located at 417 E. Centre Avenue, Newtown, PA (TMP No. 28-005-103). The Property is located in the BR-2, Borough Residential 2, Newtown Borough zoning district. The Applicant seeks to tear down an existing two story single family dwelling and replace it with a new two story single family dwelling with a separate in law suite in the rear yard. To do so, the Applicant requests variances from: (i) Section 550-14(A)(5)(d) of the ZO to permit a new detached structure for use as a residential conversion where No new building additions may be constructed and no increase in floor area is permitted in order to accommodate a residential conversion; (ii) Section 550-14(A)(5)(e) of the ZO to permit an attached garage to count as required parking where two off-street parking spaces must otherwise be provided for each new dwelling unit created; (iii) Section 550-29(B) of the ZO to permit the proposed structures to exceed the 30% maximum building coverage area ratio allowing 31.5% coverage; and (iv) Section 550-29(B) to reduce the required rear yard setback from a required 25 feet to 15 feet.

ZONING HEARING  
BOARD OF NEWTOWN  
BOROUGH  
Michael T. Sellers, Esq., Chairman

Craig A. Smith,  
Esq. Solicitor  
301 South State  
Street Newtown,  
PA 18940