

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, September 17th, 2026 at the Borough Council Chamber, 23 N. State Street, Newtown, Pennsylvania upon the following applications:

At 6:30 p.m. hearings will be held upon both the prior continued application of Mark Joseph and upon the June 30, 2026 new application of Mark and Amy 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.

In the prior continued application 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 Newtown Borough Zoning Ordinance ("ZO"): (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) from Section 550-29(B) to reduce the required rear yard setback from a required 25 feet to 15 feet.

In the June 30th, 2026 application the Applicants seek to demolish the existing dwelling and driveway and construct a new 2,153 square foot single family detached dwelling and new asphalt driveway. To do so, the Applicant requests variances from: (i) Section 550-29(B) of the ZO to permit the reduction of the required side yard setbacks from a combined total of 15 feet to a combined total of 13 feet and to reduce an individual side yard setback from the required 5 feet to 4 feet; (ii) and from Section 550-18 F. (3)(c) of the ZO to permit a garage with doors facing the street in line with the front facade where the ZO requires that such doors be recessed at least 5 feet from the front façade of the residential use.

ZONING HEARING BOARD
OF NEWTOWN BOROUGH
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