

## **PUBLIC NOTICE**

Notice is hereby given to all parties in interest that the Chalfont Borough Zoning Hearing Board will hold a Public Hearing in the Borough Hall located at 40 North Main Street, Chalfont PA on Wednesday, April 29, 2026, at 7:00PM.

This Hearing is scheduled to consider an application from Bortnika Holdings, LLC requesting relief from the Chalfont Borough Zoning ordinance for the property located at 132 Butler Avenue (Chalfont Square Shopping Center) in Chalfont Borough to allow for the establishment of a boutique fitness studio within an existing commercial shopping center. The applicant seeks relief from the following provisions of the Chalfont Borough Zoning Ordinance:

- A. Appeal of the determination of the Zoning Officer that the proposed use is considered an E10 Recreation Facility, or in the alternative
- B. A Special Exception to permit the use as the studio is “of the same general character” as an E9 Indoor Entertainment Facility, which is permitted by right within an E19 Shopping Center, or in the alternative
- C. A Variance from Section 440.15.E.19.d to allow for an E10 use to be established within an E19 Shopping Center.

The subject property is owned by Chalfont Vlg Sq LLC and is located at 132 Bulter Avenue, more specifically identified as TMP No. 07-008-011, and is located within the CC – Corridor Commercial Zoning District.

This notice is in compliance with the Chalfont Borough Zoning Ordinance.

Interested parties may appear at the Public Hearing and/or may view the application and any plans relating thereto at the Chalfont Borough Hall located at 40 N Main Street, Chalfont PA.