

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, September 24, 2019 at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Prime Development Group, LP, regarding Tax Parcel No. 47-009-088, which is located at River Road and Stoney Brook Road, in the CM, Conservation Management Zoning District of Upper Makefield Township. The applicant seeks to construct a single-family home on a preexisting nonconforming lot which is surrounded on all three sides by roads, has no rear yard and three front yards. In order to do so as proposed, the Applicant requests the following variances from the Newtown Area Joint Municipal Zoning Ordinance: (1) from §401.C, to permit a lot area of 25,401 feet, instead of the minimum required 43,560 feet; (2) from §401.C, to permit a lot width at building setback line of 131.15 feet, instead of the minimum required 200 feet; (3) from §401.C, to permit a front yard of 50 feet, instead of the minimum required 100 feet; (4) to permit a side yard of 30 feet, instead of the minimum required 50 feet; (5) from §401.C, to allow a rear yard of less than the 60 foot minimum required; (6) from 401.D, to permit a building envelope at less than the 20,000 square foot minimum required. Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the hearing.

ZONING HEARING BOARD OF UPPER MAKEFIELD TOWNSHIP

C. Spencer Saunders
Ron Smolow
Jane Johnson
George Moriarty
Eric Schaal

William F. Kerr, Jr. Esquire
Solicitor
High Swartz LLP
40 E. Airy Street
Norristown, PA 19401