

## **NOTICE**

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Monday, December 2, 2020 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, Hall Road, and Stonybrook Road, in the CM - Conservation Management Zoning District of Upper Makefield Township. The applicant seeks to construct a single-family detached dwelling and associated improvements on a pre-existing nonconforming lot which is surrounded on all three sides by roads, and has no rear yard and three front yards. In order to do so as proposed, the Applicant requests a Special Exception as an expansion of a nonconforming lot which was lawfully in existence at the time of the adoption of the Newtown Area Joint Municipal Zoning Ordinance pursuant to § 1208.C.2 and § 1507.E of the Ordinance. Additionally, and in the alternative, the Applicant requests the following variances from the Ordinance: (1) from §401.B and §401.C, to permit a lot area of 24,225.33 square feet, instead of the minimum required 43,560 square 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.D, to permit a front yard setback of 33.79 feet instead of the minimum required 50 feet; (4) from §401.D.1, to permit a building envelope of 3,839.6 square feet instead of the minimum required 20,000 square feet; (5) from §903.B.1, to permit the proposed disturbance of floodplain soils of the type A1A (which encompasses the entire lot) to allow a 40.47% area of protection instead of the required 100% area of protection; (6) from §903.B.4.a, to permit steep slopes 15-25% to be protected at 57.14%, instead of the minimum required protection of 75%; (7) §903.B.5.a to permit woodland areas to be protected at 17.35%, instead of the minimum required protection of 85%; (8) from §903.B.6.c, which requires that a zoning permit for a specific number of trees in a specific location be obtained from the municipal zoning officer prior to removing live trees of girth greater than ten (10") inches measured at a point four (4') feet above grade, where Applicant proposes to remove 22 such trees; (9) from §1000.C.2.a, to construct a structure for a permitted use on a lot that is less than 80% of the minimum lot area; and (10) §1000.C.2.c, to construct a structure for a permitted use where the front and rear yards do not aggregate to at least 60% of the total lot depth or meet the normal requirements of the CM District. 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

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