

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Monday, February 3, 2020 at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Council Rock School District, regarding Tax Parcel Nos. 47-004-096 and 47-004-097, which are located at 1090 Eagle Road, Newtown, PA, 18940 in the EIR - Educational, Institutional, and Recreational Zoning District of Upper Makefield Township. The applicant requests 1) a variance from ZO §700-A.3.B to allow a side yard setback of 29 feet instead of the required minimum side yard of 50 feet; 2) a variance from ZO §803.C.C-2.4 (a) to allow the bus loop/event parking area to be located approximately 62 feet from the ultimate Right Of Way; (b) to allow parking in the front yard with a setback of 87 feet from the Ultimate Right Of Way, and (c) to allow the northern parking lot to be 21 feet from the northern property line, instead of the minimum requirement that no parking areas shall be closer to any lot line or street line than 100 feet and shall be screened; 3) a variance from ZO §1001.F.4 to allow parking in the front yard with a setback of 87 feet from the Ultimate Right Of Way where the ordinance does not permit parking in the front yard; 4) a variance from ZO §1001.A.6 & 1001.F.6.b & d to permit 368 linear feet of 6 foot high stockade fence along a portion of the northern parking lot, parking lot trees in around the existing and proposed parking lots, and landscaping around detention basin B as shown on the plans, where the above provisions require all off-street parking lots be buffered from adjacent streets and properties, with such buffering to be accomplished with an ornamental fence or wall of a compact evergreen hedge not less than 4 feet in height; 5) an interpretation that the note on applicant's site plan that delivery vehicles shall be scheduled to eliminate conflicts with bus traffic and other anticipated vehicles meets the requirements of ZO §1002.A.1 that areas provided for loading and unloading of delivery trucks and other vehicles shall be arranged so that they may be used without blocking or interfering with the use of access ways; alternatively, applicant seeks a variance from ZO §1002.A.1 to allow the loading docks to be constructed as presented on the plans; 6) an interpretation that the location of the loading area in the rear of the building meets this requirement of ZO §1002.0 that all off-street loading areas be adequately buffered from adjacent streets and properties; alternatively, applicant requests a variance to allow the loading area to be constructed as presented on the plans; 7) a variance from ZO §1106.E.2 to permit nine (9) total signs, including one (1) variable message monument sign, five (5) freestanding directional signs and three (3) wall signs where only one (1) sign on each street frontage is permitted; 8) variances from ZO §1106.E.4.a & b to allow (a) a double faced freestanding variable message sign with a total sign area of 23.2 SF, (b) four (4) double faced freestanding signs with an area of 26.25 SF per sign, (c) a total of 131.25 SF of double-faced ground mounted directional signage, and (d) two (2) proposed walls signs with a text area of 23.36 SF and 3 SF, respectively, which added to the existing wall signage would bring the total amount of wall signage to 92.75 SF, where the permitted maximum size of signs less than 35 feet from edge of cartway is 12 SF, and the permitted maximum size of signs 35 feet or more from edge of cartway is 16 SF; and 9) a variance from ZO §1106.E.5 to allow a height of 7.5 feet for the five (5) freestanding double sided directional signs, and a height of 6.5 feet for a variable message sign instead of the maximum height of five (5) feet permitted for free-standing signs.

Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of Hearing.

ZONING HEARING BOARD OF UPPER MAKEFIELD TOWNSHIP

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