

UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
NOVEMBER 28, 2023

- I. Call Meeting to Order**
- II. Roll Call**
- III. Designation of alternate(s) eligible to vote**
- IV. Hearing - Variance Application of 3rd Construction, Inc.**
Tax Parcel No. 47-022-064
1107 General Hamilton Road
VR-1 – Village Residential/Low Density Zoning District

The applicant proposes to construct a single-family detached dwelling on the property. In order to do so, the applicant requests a variance from §905.D of the Joint Municipal Zoning Ordinance to permit construction in the floodplain.

- V. Hearing – Variance Application of Michael J. Amery**
Tax Parcel No. 47-007-020-001
518 Lurgan Road
JM – Jericho Mountain Zoning District

The applicant requests a variance from the Owner-occupancy requirement referenced in §803.H-11.2 of the Joint Municipal Zoning Ordinance to permit a full-time non-owner resident innkeeper to live in and operate the Bed and Breakfast use in lieu of the property owner.

- VI. Hearing Variance Application of Washington Crossing Realty, LLC**
Tax Parcel No. 22-141-001
1099 General Knox Road
VC-1 – Village Commercial Zoning District

The applicant proposes to add a 1,600 square-foot addition to an existing 2,175 square-foot multi-tenant office building, as well as remove 480 square feet of the existing building, resulting in a net increase of 1,120 square feet of building area on the property, for the purpose of accommodating a Heritage Pharmacy on the Property. Applicant currently operates a Heritage Pharmacy on parcel adjacent to the Property and proposes to relocate the operation of the pharmacy to the Property. For the foregoing purpose, the applicant requests the following: a special exception from §1208.C.2 of the Joint Municipal Zoning Ordinance (“Ordinance”) to alter a structure on a nonconforming lot; and a variance from §249.A of the Ordinance to determine lot area and setbacks based on the existing Right-of-Way instead of the Ultimate Right-of-Way; and a variance from §600.B of the Ordinance to allow an increase of impervious surface ratio from 50.25% (nonconforming) to 58.5% where a maximum of 50% is permitted, and a variance from §803.D.D-1 and §803.E.E-1.6.5 of the Ordinance to allow seventeen (17) total parking spaces where twenty-five (25) parking spaces are required; and variances from §1001.B.3

of the Ordinance to allow parking spaces to have dimensions of 9x18 feet where dimensions of 10x20 feet are required and to allow ADA spaces to be eighteen (18) feet deep where a twenty (20) foot depth is required; and a variance from §1001.B.5 of the Ordinance to allow for a parking drive aisle of sixteen (16) foot width where a drive aisle of twenty-five (25) foot width is required; and a variance from §1001.F.4 of the Ordinance to allow parking within the front yard and within ten (10) feet of the side property line; and a variance from §1001.F.6.a of the Ordinance to allow parking spaces within one (1) foot of the public right of way and within five (5) feet from the side property line; and a variance from §1001.F.6.b of the Ordinance to eliminate the need for buffering of a parking area; and a variance from §1002.1 of the Ordinance to eliminate the need for a loading/unloading zone/berth.

VII. Old/New Business

VIII. Adjournment