

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, September 24, 2024, at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Mike and Samantha Hammond regarding Tax Parcel Nos. 47-025-018 and 47-025-028, which together comprise the property located at 1021 River Road in the CM-Conservation Management District of Upper Makefield Township. The applicants propose to reconstruct a residential dwelling that was partially destroyed by a fire, with the addition of an attached 96-square-foot single-story FEMA-compliant mechanical room. In order to do so, the applicant requests a variance from Section 903.B.1 of the Joint Municipal Zoning Ordinance to allow for construction within the floodplain; a variance from Section 1209 of the Joint Municipal Zoning Ordinance to allow for reconstruction of a dwelling that was partially destroyed by a fire; a variance or special exception from Section 1208 of the Joint Municipal Zoning Ordinance to allow for the expansion or enlargement of a nonconforming structure or use; and a variance from the area and dimensional requirements under Section 401.C of the Joint Municipal Zoning Ordinance. Applicants also request a variance from Section 8-130.B(3) of the Upper Makefield Township Code to allow for reconstruction of and modification to the existing dwelling to an extent or amount exceeding 25% of its market value; and a variance from the requirements of Section 8-130.B of the Upper Makefield Township Code to modify and expand an existing structure in a floodplain area.

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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