

UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
SEPTEMBER 24, 2024

I. Call Meeting to Order

II. Roll Call

III. Hearing - Variance Application of 3rd Construction, Inc. (Continued to October 22, 2024)

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.

IV. Hearing - Daniel D. Daniel, III and Denise J. Daniel

Tax Parcel No. 47-007-006

1262 Eagle Road

JM-Jericho Mountain Zoning District

The applicants propose to install an in-ground swimming pool, construct an associated pool/carriage house, and reconfigure the existing driveways and access points to the property. In order to do so, the applicants request a special exception from Section 400.D.1 of the Joint Municipal Zoning Ordinance to permit a pool/carriage house to be located in an area containing steep slopes in excess of 15% grade; a variance from Section 903.B.4.a.(2) of the Joint Municipal Zoning Ordinance to permit a 31% disturbance of steep slopes in excess of 25% where a maximum of 15% disturbance is allowed; and a variance from Section 400.B of the Joint Municipal Zoning Ordinance to allow an 11.7% impervious surface ratio where a 5% surface ratio is allowed.

V. Hearing - Variance Application of Mike and Samantha Hammond

Tax Parcel Nos. 47-025-018 and 47-025-028

1021 River Road

CM – Conservation Management District

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.

VI. Hearing - Variance Application of Douglas and Linda Mayger
Tax Parcel No. 47-008-144
1 Spring Oak Drive
CM – Conservation Management District

The applicants propose to construct a detached garage to accompany the existing dwelling on their property, where the proposed location of the detached garage is within the side yard setback area of the property. In order to do so, the applicants request a variance from Section 401.C of the Joint Municipal Zoning Ordinance to allow for construction of the detached garage approximately 24 feet from the side property line whereas a 50-foot setback is required.

VII. Old/New Business

VIII. Adjournment