

UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
OCTOBER 22, 2024

I. Call Meeting to Order

II. Roll Call

III. **Decision - 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.

IV. Hearing - Variance Application of Andrew P. and Patricia L. Gasperi

Tax Parcel No. 47-018-034
736 Towerview Drive
B-1 – Zoning District

The applicants propose to construct a covered porch, building addition and detached garage to an existing single-family dwelling on the property. In order to do so, the applicants request a variance from Section 401.C of the Joint Municipal Zoning Ordinance to permit for building coverage of 10.6% where 10% is allowed; a variance from Section 1000.E-4 of the Joint Municipal Zoning Ordinance to permit a front yard setback of 66.3 feet where 100 feet is allowed; and variances from Section 803.H-3(2) of the Joint Municipal Zoning Ordinance to permit a 6.8 feet side yard setback where 50 feet is allowed for an accessory building; and to permit a 6.8 feet side yard setback for an automobile garage where 50 feet is allowed; and to permit a 6.8 feet setback for an garage where 50 feet is allowed.

V. 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.

**VI. Hearing - Variance Application of Michael Hammer and Sherri Weist Hammer
Tax Parcel No. 53-008-003-001
192 Pine Lane**

CM–Conservation Management Zoning District of Wrightstown Township; and JM–
Jericho Mountain Zoning District of Upper Makefield Township

The applicants propose to subdivide their property and construct a new single family detached dwelling and outbuildings within the Upper Makefield Township portion of the property. In order to do so, the applicants request a variance from Section 400.B of the Joint Municipal Zoning Ordinance to permit a minimum Lot area of 4.22 acres where a minimum lot area of 5.0 acres is allowed, and to permit an 8% impervious surface ratio where a 5% surface ratio is allowed; and a variance from Section 400.C of the Joint Municipal Zoning Ordinance to permit a minimum lot width of 278 feet at the building setback line where a minimum lot width of 300 feet otherwise would be allowed.

VII. Old/New Business

VIII. Adjournment