

**UPPER MAKEFIELD TOWNSHIP**  
**ZONING HEARING BOARD MEETING**  
**APRIL 22, 2025**

**I. Call Meeting to Order – 7:00 PM**

**II. Roll Call**

**III. Hearing - Continued until May 27, 2025**  
**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.

**IV. Hearing – Continuation from March 25, 2025 - Variance Application of Joshua Fenwick**  
**Tax Parcel No. 47-001-043**  
**106 Buckmanville Road**  
**JM – Jericho Mountain Zoning District**

The applicant is requesting relief to allow for the demolition of the existing residence on the property and construction of a new single-family detached dwelling with detached garage and patio. In order to do so, the applicant requests: 1) a variance from Sections 400.B and C of the Joint Municipal Zoning Ordinance to permit impervious surface coverage of 6.04% where a maximum of 5% is permitted; 2) a variance from Section 903.B.1 of the Joint Municipal Zoning Ordinance to permit structures (culvert and driveway), filling, disturbance and stormwater systems within floodplain soils; 3) a variance from Section 903.B.2.a of the Joint Municipal Zoning Ordinance to permit disturbance within wetlands; and 4) a variance from Section 903.B.2.b(2) of the Joint Municipal Zoning Ordinance to permit disturbance of a wetland transition area.

**V. First Hearing – Robert Schultze**  
**Tax Parcel No. 47-022-160-001**  
**1313 Lord Sterling Road**  
**VC-1 – Office/Commercial Zoning District**

The applicant is requesting relief from the Joint Municipal Zoning Ordinance to convert one existing office space of a multi-unit office building into an owner-occupied residence. In order to do so, the applicant requests a special exception from Section 600.A.3.a to allow for a B-16 residential conversion in the VC-1 District, and a variance from Section 803.H-10 to allow an owner-occupied apartment accessory to a primary office/commercial use where the residential use is in a first floor portion of the existing building, and not at the rear or on the 2<sup>nd</sup> floor.

**VI. Old/New Business**

**VII. Adjournment**