NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, June 30th at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Marrazzo's North River Landscaping and Hardscaping, Inc. regarding Tax Parcel No. 47-015-166, which is located at 27 Terrell Drive, in the CM – Conservation Management District of Upper Makefield Township. The applicant proposes to remove an existing patio, steps, and gazebo and build a new patio, steps, shade structure and walkway. In order to do so, the applicant requests a variance from § 401(C) of the Joint Municipal Zoning Ordinance to allow a patio and shade structure to be 17.9 ft from the rear yard property line, whereas a minimum setback of 60 ft would otherwise be required. In addition, applicant is seeking (1) interpretation that reconstruction of the existing patio and gazebo structure is permitted pursuant to the Joint Municipal Zoning Ordinance § 1209(A)-(B); (2) interpretation that an expansion of the non-conforming structure is permitted pursuant to Joint Municipal Zoning Ordinance § 1208(B); and (3) a Special Exception to modify a non-conforming structure pursuant to Joint Municipal Zoning Ordinance § § 1201-1209, 1207(A)(2), and 1507(B) and (C).

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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William F. Kerr, Jr. Esquire
Solicitor
High Swartz LLP
116 E. Court Street
Doylestown, PA 18901