

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a virtual public hearing on Tuesday, June 23, 2020 at 7:00 PM via videoconference, to consider the application of Triumph Development Group, LLC. This Application relates to Tax Parcel Nos. 47-001-015 ("Lot 1"), 47-001-015-011 ("Lot 2"), 47-001-015-012 ("Lot 3"), and 47-001-015-013 ("Lot 4"), located at 211 Pineville Road, 231 Pineville Road, and 245 Pineville Road, Newtown, PA, 18940. These parcels are located in the JM, Jericho Mountain and CM, Conservation Management Zoning Districts of Upper Makefield Township. The applicant requests a variance from Article IV, § 400.B of the Newtown Area Joint Municipal Zoning Ordinance in order to allow for: 1) the construction of a single family detached dwelling on the combined Lots 1 and 2, which will result in impervious coverage of 7%; 2) the construction of a single family detached dwelling on Lot 3, which will result in an impervious coverage of 9.1%; and 3) the construction of a single family detached dwelling on Lot 4, which will result in impervious coverage of 8%, where the maximum permitted impervious coverage in the JM Zoning District is 5%.

The Zoning Hearing Board along with its solicitor, the Township zoning officer, the applicant, and all individuals with an interest in this application will be able to participate in this hearing via video conference. Any individuals wishing to participate shall contact DKuhns@uppermakefield.org by June 19, 2020 in order to obtain application materials and an invitation to access the videoconference. The public will have an opportunity listen and comment via computer or telephone, and/or may submit written comments to be read into the official record of the hearing by Friday, June 19, 2020 to DKuhns@uppermakefield.org. Additional instructions for public participation are available on the Township's website, <https://uppermakefield.org/event/zoning-hearing-board-meeting-2020-06-23/2020-06-23/>. A court reporter will transcribe the official record of the hearing, and the hearing may also be recorded.

ZONING HEARING BOARD OF UPPER MAKEFIELD TOWNSHIP

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