

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a virtual public hearing on Tuesday, July 28, 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 1) special exceptions under § 1208.C.2 of the Newtown Area Joint Municipal Zoning Ordinance to permit the erection of three single family detached dwellings on four legally existing nonconforming lots; and 2) a variance from Article IV, § 400.B in order to allow for impervious coverages of: 5.8% on the consolidated Lots 1 and 2; 8.2% on Lot 3; and 7.2% on Lot 4, 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 July 24, 2020 in order to obtain application materials and an invitation to access the videoconference. The public will have an opportunity to 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, July 24, 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-2020-07-28/2020-07-28/>. 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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