

## **NOTICE**

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, April 27, 2021 at 7:00 PM, at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Michael J. and Amanda C. DeMaio, regarding Tax Parcel No. 47-025-046, which is located at 983 Swayze Avenue, Washington Crossing, PA, 18977 in the CM Conservation Management Zoning District of Upper Makefield Township. The applicant proposes to raise the existing nonconforming dwelling to a conforming elevation and construct a 390 square foot addition and 336 square foot covered porch on the first floor, a 244 square foot addition to the second floor, and an expansion to the basement of 370 square feet. In order to do so as proposed, the Applicant requests the following relief: 1) special exceptions: a) pursuant to § 903.B.13.e.(1) to permit land disturbance within the Zone 2 Riparian Buffer Overlay Zone, and b) pursuant to §905.D.3 to permit the expansion of the existing nonconforming dwelling; and 2) variances: a) from § 1208.B to permit such addition to further encroach into the existing nonconforming setbacks and also increase the height of the dwelling; b) from §905.D.3.d to permit said expansion to constitute an expansion of the floor area of the existing nonconforming structure by 35%, where a maximum expansion of 25% is permitted; and c) from § 8-123 and 8-131 of the Floodplain Ordinance to permit the described improvements, which would constitute a “substantial improvement” as defined therein.

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 in person, and in compliance with applicable COVID-19 protocols. A court reporter will transcribe the official record of the hearing, and the hearing may also be recorded.

Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the hearing. Due to the COVID-19 situation, please check the Township’s website seven (7) days prior to the scheduled hearing date for any updates regarding the hearing or venue, at <https://uppermakefield.org/events/>.

### ZONING HEARING BOARD OF UPPER MAKEFIELD TOWNSHIP

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