

## **NOTICE**

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, May 30, 2023 at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Joshua Fenwick regarding Tax Parcel No. 47-001-043, which is located at 106 Buckmanville Road, in the JM – Jericho Mountain Zoning District of Upper Makefield Township. The applicant proposes to demolish an existing single-family detached dwelling and related improvements, and to construct a new single-family dwelling. In order to do so, the applicant requests the following relief:

Special Exception from the JMZO:

- 1) Section 400.D.1 – to permit buildings in an area with slopes in excess of 15%. Applicant proposes 876 sf of the building improvements to be located in a steep slope area, whereas no encroachment is permitted.

Variances from the Newtown Area Joint Municipal Zoning Ordinance (“JMZO”):

- 1) Section 400.B – to permit an impervious surface ratio of 8.62%, where 5% is permitted
- 2) Section 400.D.4.b – to permit tree removal of 27.5%, which is in excess of the disturbance standard (15% maximum for woodlands and/or slopes in excess of 25%)
- 3) Section 903.B.1 – to permit a proposed bridge/culvert over/within floodplain soil areas
- 4) Section 903.B.2.a – to permit a proposed bridge/culvert over/within existing wetland areas

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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