

## **NOTICE**

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, November 28, 2023, at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Washington Crossing Realty, LLC, regarding Tax Parcel No. 47-022-141-001, which is located at 1099 General Knox Road in the VC-1 Village Commercial Zoning District of Upper Makefield Township. The applicant proposes to add a 1,600 square-foot addition to an existing 2,175 square-foot multi-tenant office building, as well as remove 480 square feet of the existing building, resulting in a net increase of 1,120 square feet of building area on the property, for the purpose of accommodating a Heritage Pharmacy on the Property. Applicant currently operates a Heritage Pharmacy on parcel adjacent to the Property and proposes to relocate the operation of the pharmacy to the Property. For the foregoing purpose, the applicant requests the following: a special exception from §1208.C.2 of the Joint Municipal Zoning Ordinance (“Ordinance”) to alter a structure on a nonconforming lot; and a variance from §249.A of the Ordinance to determine lot area and setbacks based on the existing Right-of-Way instead of the Ultimate Right-of-Way; and a variance from §600.B of the Ordinance to allow an increase of impervious surface ratio from 50.25% (nonconforming) to 58.5% where a maximum of 50% is permitted, and a variance from §803.D.D-1 and §803.E.E-1.6.5 of the Ordinance to allow seventeen (17) total parking spaces where twenty-five (25) parking spaces are required; and variances from §1001.B.3 of the Ordinance to allow parking spaces to have dimensions of 9x18 feet where dimensions of 10x20 feet are required and to allow ADA spaces to be eighteen (18) feet deep where a twenty (20) foot depth is required; and a variance from §1001.B.5 of the Ordinance to allow for a parking drive aisle of sixteen (16) foot width where a drive aisle of twenty-five (25) foot width is required; and a variance from §1001.F.4 of the Ordinance to allow parking within the front yard and within ten (10) feet of the side property line; and a variance from §1001.F.6.a of the Ordinance to allow parking spaces within one (1) foot of the public right of way and within five (5) feet from the side property line; and a variance from §1001.F.6.b of the Ordinance to eliminate the need for buffering of a parking area; and a variance from §1002.1 of the Ordinance to eliminate the need for a loading/unloading zone/berth. 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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