

UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
FEBRUARY 27, 2024

- I. Call Meeting to Order**

- II. Roll Call**

- III. Hearing - Variance Application of 3rd Construction, Inc.**
(Continued until April 23, 2024)
Tax Parcel No. 47-022-064
1107 General Hamilton Road
VR-1 – Village Residential/Low Density Zoning District

The applicant proposes to construct a single-family detached dwelling on the property. In order to do so, the applicant requests a variance from §905.D of the Joint Municipal Zoning Ordinance to permit construction in the floodplain.

- IV. Decision – Variance Application of Michael J. Amery**
Tax Parcel No. 47-007-020-001
518 Lurgan Road
JM – Jericho Mountain Zoning District

The applicant requests a variance from the Owner-occupancy requirement referenced in §803.H-11.2 of the Joint Municipal Zoning Ordinance to permit a full-time non-owner resident innkeeper to live in and operate the Bed and Breakfast use in lieu of the property owner.

- V. Hearing – Vanek, James E. Jr. and Kathryn W.**
Tax Parcel No. 47-007-054-006
106 Cedar Glen Drive
CM-Conservation Management Zoning District

The applicants propose to add a 420 square-foot addition and a flagstone walk to an existing 3,233 square-foot residence. In order to do so, the applicants request a variance from §903.B.1 of the Joint Municipal Zoning Ordinance to permit improvements on a portion of the Property containing floodplain soils, whereas such lands would otherwise be required to “remain as open space”.

- VI. Old/New Business**

- VII. Adjournment**