

**UPPER MAKEFIELD TOWNSHIP**  
**ZONING HEARING BOARD MEETING**  
**MARCH 26, 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. Hearing - Daniel D. Daniel, III and Denise J. Daniel**  
**(Continued until April 23, 2024)**

**Tax Parcel No. 47-007-006**

**1262 Eagle Road**

**JM-Jericho Mountain Zoning District**

The applicants propose to install an in-ground swimming pool, construct an associated pool/carriage house, and reconfigure the existing driveways and access points to the property. In order to do so, the applicants request a special exception from Section 400.D.1 of the Joint Municipal Zoning Ordinance to permit a pool/carriage house to be located in an area containing steep slopes in excess of 15% grade; a variance from Section 903.B.4.a.(2) of the Joint Municipal Zoning Ordinance to permit a 31% disturbance of steep slopes in excess of 25% where a maximum of 15% disturbance is allowed; and a variance from Section 400.B of the Joint Municipal Zoning Ordinance to allow an 11.7% impervious surface ratio where a 5% surface ratio is allowed.

**V. Decision – 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. Hearing - Darci S. Hammer**  
**Tax Parcel No. 47-023-013**  
**1047 River Road**  
**CM-Conservation Management and the CR-2 Country Residential/Medium Density**  
**Zoning Districts**

The applicant proposes to install in the rear yard of the property a 200-sq-ft in-ground pool, a 725-sq-ft pool patio, a 192-sq-ft detached greenhouse/shed, an 887-sq-ft gravel parking area for three (3) cars, and a stormwater collection bed. In order to do so, the applicant requests variances from: Section 245.B of the Joint Municipal Zoning Ordinance to allow use of the “Gross Site Area” instead of the “Base Site Area” to calculate the impervious surface ratio; Section 262.C of the Joint Municipal Zoning Ordinance to allow applicant not to be required to dedicate or reserve additional right-of-way to the ultimate width of 100 feet as classified, and to maintain the lot area to the present PennDOT right-of-way width of 33 feet; Sections 401.C and 902.B.5.b of the Joint Municipal Zoning Ordinance to permit a 574-sq-ft increase in the impervious surface area in excess of 25% (using the Gross Site Area) for the addition of a proposed pool patio and on-site gravel parking area, where the impervious cover within the CM zoning district is proposed to increase from 41.02% to 49.75%; Sections 403.B and 902.B.5.b of the Joint Municipal Zoning Ordinance to permit a 477-sq-ft increase in impervious cover in excess of the maximum 18% requirement, with the addition of on-site parking, in-ground swimming pool and greenhouse/shed, where the impervious cover within the CR-2 zoning district is proposed to increase from 7.98% to 22.31%; and Section 903.B.1 to permit structures and grading within site areas designated with alluvial soils, whereas such lands would otherwise be required to “remain as open space”.

**VII. Old/New Business**

**VIII. Adjournment**