

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, March 26, 2024, at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Darci S. Hammer, regarding Tax Parcel No. 47-023-013, which is located at 1047 River Road in the CM-Conservation Management and the CR-2 Country Residential/Medium Density Zoning Districts of Upper Makefield Township. 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". 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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