

## **NOTICE**

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, October 22, 2024, at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Michael Hammer and Sherri Wiest-Hammer, regarding Tax Parcel No. 53-008-003-001, which is located at 192 Pine Lane in both the CM–Conservation Management Zoning District of Wrightstown Township and the JM–Jericho Mountain Zoning District of Upper Makefield Township. The applicants propose to subdivide their property and construct a new single family detached dwelling and outbuildings within the Upper Makefield Township portion of the property. In order to do so, the applicants request a variance from Section 400.B of the Joint Municipal Zoning Ordinance to permit a minimum Lot area of 4.22 acres where a minimum lot area of 5.0 acres is allowed, and to permit an 8% impervious surface ratio where a 5% surface ratio is allowed; and a variance from Section 400.C of the Joint Municipal Zoning Ordinance to permit a minimum lot width of 278 feet at the building setback line where a minimum lot width of 300 feet otherwise would be allowed. 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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