

THE ADVANCE OF BUCKS COUNTY AUGUST 20, 2019
APPEAL #19-1846 MARIA JIMINEZ GALVIS c/o JOHN CARMONA
APPEAL # 19-1847 CEDAR CROSSING INVESTORS, L.P.

PUBLIC NOTICE

Please take notice that the Zoning Hearing Board of Lower Makefield Township will meet on Tuesday, August 20, 2019 at 7:30 p.m. in the Township Municipal Building, 1100 Edgewood Road, Yardley PA 19067, for the purpose of hearing the following appeals.

APPEAL # 19-1846 of Maria Jiminez Galvis c/o John Carmona for the property located at 236 Oxford Valley Road, Yardley, PA 19067, tax parcel # 20-033-001. Applicant is requesting a Variance from Township Zoning Ordinance Section 200-27.A. in order to permit an addition to the existing house, a gazebo, stamped concrete pool decking, walkways, and a basketball court which would increase the impervious surface from the existing 21% to 44% where 30% is the allowable amount.

APPEAL # 19-1847 of Cedar Crossing Investors, L.P. for the property located at 1301 Yardley Road, Yardley, PA 19067, tax parcel # 20-050-001-001. Applicant is requesting a Variance from Township Zoning Ordinance Sections 200-20.A, 200-21, 200-23, 200-52.C, 200-63.A, 200-73.C.2, and 200-73.C.3 in order to permit 11 single family attached dwellings within the R-2 Zoning District at the intersection of Sutphin Road and Yardley-Morrisville Road which would consist of a density of 4.68 dwelling units per acre, a minimum net lot area of 2,000 square feet, a maximum impervious surface coverage of 55%, a collector road setback of 63 feet, an arterial road setback of 33 feet, a 12 foot wide Type I buffer and a 33 foot wide Type II buffer, and exclude the required 40% open space area from the site capacity calculations.

Any interested person desiring to attend the hearing will be given the opportunity to be heard.

Lower Makefield Township
Keith DosSantos, Secretary
Zoning Hearing Board
Adv-Aug 4, 11-1a