

NOTICE

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, January 18, 2023 at 7:00 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of St. Mark's Orthodox Church, regarding Tax Parcel Nos. 53-012-100 and 53-012-100-001 which are located at 412/452 Durham Road, in the CM, Conservation Management Zoning District of Wrightstown Township. Applicant seeks to make certain improvements to a legally preexisting nonconforming church property. In order to accommodate the improvements, Applicant seeks the following relief from the Newtown Area Joint Municipal Zoning Ordinance ("JMZO"): (1) a special exception pursuant to §1208.A, to permit the 25% expansion of the legally existing nonconforming place of worship; (2) a variance from §1208.A, to permit an expansion of the place of worship use by 135%, which is in excess of the 25% expansion otherwise permitted by special exception; (3) variances from §1208.B and §401.C, to permit the church building to be setback 97.3' from the ultimate right-of-way of Durham Road, where a 100' front yard setback is required; (4) a variance from §401.B, to permit a 19% impervious surface ratio, where a maximum of 15% impervious coverage is permitted; (5) a variance from §1001.F.4, to permit the parking lot to encroach 20.5' into the property's front yard, where no off-street parking is permitted; (6) a variance from §803.C.C-1.2, to permit a place of worship maintaining 9,398 square feet and employing two (2) people full-time, to maintain 60 parking spaces, where 237 parking spaces would be required; and (7) a variance from §903.B.7 to permit the disturbance of 40% agricultural soils, where a maximum 25% agricultural soils disturbance is permitted. Materials regarding this application may be examined at the Wrightstown Township Building during normal business hours and on the date, time and place of the hearing.

ZONING HEARING BOARD OF WRIGHTSTOWN TOWNSHIP

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