

NOTICE

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, November 2, 2022 at 7:00 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of Angela J. Banket Rienzi and Armando D. Rienzi, regarding Tax Parcel Nos. 53-012-030 and 53-012-030-003 which are located at 580 and 550 Swamp Road, in the CM, Conservation Management Zoning District of Wrightstown Township. Applicants seek to use the existing 25.61 acre property to support the growing and cultivation of grapes, production, retail and wholesale sales and storage of wine, tasting rooms, a bed and breakfast, and a special events venue. In order to accommodate Applicants' proposal, Applicants request the following variances from the Newtown Area Joint Municipal Zoning Ordinance ("Ordinance"): (1) from §903.B.13.e(1), to permit the limited disturbance of, and encroachment into, a Zone One and Zone Two Riparian Buffer Overlay Zone ("RBOZ") to connect and widen the existing driveways, where roads and bridges associated with Zone One and Zone Two RBOZ crossings must otherwise be designed "as directly as practical"; (2) from §1001.B.5 and §1001.D.1, to permit the existing driveway bridges to remain 15' and 13' in width, respectively, where drives and parking aisles are otherwise required to be a minimum 25' wide; (3) from §1002.I, to permit the property to maintain one (1) loading berth, where three (3) loading berths would otherwise be required for a property with three separate facilities; (4) from §803.H.H-17.1.a, to permit the property to maintain 2.15 acres of wine producing crops, where in Wrightstown Township, properties used for an H-17 Public and Retail Use Accessory to a Winery or Vineyard are otherwise required to maintain a minimum 5 acres of wine producing crops; (5) from §803.H.H-17.1.b, to permit 11,123 square feet of floor area to be devoted to the service of winery/vineyard customers, where a maximum 3,000 square feet of floor area is otherwise permitted for serving customers of an H-17 Public and Retail Use Accessory to Vineyard or Winery on a lot containing more than 10 acres.; (6) from §401.B, to permit an impervious surface ratio of 13%, where a maximum 5% coverage is otherwise permitted; and (7) from §401.A.1, to permit a G-3 Wholesale Business, Wholesale Storage, Warehousing Use as an accessory use on the property, where such a use is not otherwise permitted within the zoning district. 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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