

WRIGHTSTOWN TOWNSHIP ZONING HEARING BOARD

AGENDA

DECEMBER 18, 2024 – 7:00 P.M.

1. Call to Order – 7:00PM

2. Pledge of Allegiance

3. Approval of Minutes

- September 24, 2024

4. Zoning Applications

HEARING #1

Application of Christine & Charles Walter

Property: 875 Cherry Lane

Tax Parcel No.: 53-002-070

- Identify matter to be heard.
- Read legal notice of hearing.
- Introduction of Exhibits for the Record.
- Identify parties and provide meeting format.
- Presentation by Applicant.
- ZHB questions.
- Public comment.
- ZHB deliberation (may be performed in executive session).
- ZHB verbal decision.

HEARING #2

Application of Dino LePore

Property: 92 Thrush lane

Tax Parcel No.: 53-015-001

- Identify matter to be heard.
- Read legal notice of hearing.
- Introduction of Exhibits for the Record.
- Identify parties and provide meeting format.
- Presentation by Applicant.

- ZHB questions.
- Public comment.
- ZHB deliberation (may be performed in executive session).
- ZHB verbal decision.

5. Other Business

6. Next Meeting

- TBD

7. Motion to Adjourn

NOTICE

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, December 18, 2024 at 7:00 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of Dino Lepore, regarding Tax Parcel No. 53-015-001 which is located at 92 Thrush Lane in the CR-1 Country Residential 1/Low Density Zoning District of Wrightstown Township. Applicant seeks to expand an existing driveway by 754 square feet. The driveway expansion would increase impervious surface coverage on the subject property to 21.38%, as opposed to the 18.5% existing and the 18% permitted by §27.402.B of the Newtown Area Joint Municipal Zoning Ordinance ("Ordinance"). Applicant seeks a variance to permit the excess impervious surface coverage and to modify a condition of a previous zoning decision to remove certain pervious items to reduce impervious surface coverage on site. 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

Ann Mark
Allen Masenheimer
Steve Marcell
Steve Vance

Thomas E. Panzer, Esquire
Solicitor
High Swartz LLP
116 E. Court Street
Doylestown, PA. 18901

NOTICE

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, December 18, 2024 at 7:00 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of Christine & Charles Walter, regarding Tax Parcel No. 53-002-070 which is located at 875 Cherry Street in the CM, Conservation Management Zoning District of Wrightstown Township. Applicants seek to construct an addition to a nonconforming single-family dwelling structure. The addition would increase the height of the nonconforming structure and reduce the front yard setback required. Applicants seek a variance from §401(c) and §1208.B of the Wrightstown portion of the Newtown Area Joint Municipal Zoning Ordinance. 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.

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