

NOTICE

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, February 8, 2023 at 7:00 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of Prime Development Group LP, regarding Tax Parcel No. 53-015-012 which is located at the intersection of Pheasant Lane and Lark Lane, in the CR-1, Country Residential/Low Density Zoning District of Wrightstown Township. Applicant seeks to construct a single-family dwelling on a wooded undersized nonconforming lot. Applicant seeks the following relief from the Newtown Area Joint Municipal Zoning Ordinance (“Ordinance”): (1) a special exception pursuant to §1208.C.2, to permit construction of a single-family residence on the nonconforming lot; (2) a variance from §402.C, to permit a 28' side yard setback, where a 40' side yard is otherwise required; and (3) variances from §902.B.2(b), §903.B.5(a), and §903B.6(c), to permit 50% disturbance of woodlands, where no greater than 15% disturbance is otherwise 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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