

NOTICE

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, November 12, 2025 at 7:30 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of TCT Property Management LLC, regarding Tax Parcel No. 53-014-027 which is located at 793 Penns Park Road, in the VC-1, Village Commercial-1 Zoning District of Wrightstown Township. Applicant seeks to modify existing use of the subject property, which currently includes, office (permitted) and apartment (existing nonconforming), to retail and eating place, with two continuing apartment uses. In conjunction with Applicant's proposal, Applicant seeks the following variances from the Newtown Area Joint Municipal Zoning Ordinance: 1) from §803.B.B-5.1.a, §803.E.E-1.6 & §803.E.E-5.4, to permit 25 combined parking spaces, where 42 combined parking spaces are required; (2) from §1001.B.3, to permit 9' x 18' parking spaces, where 10' x 20' parking spaces are required; (3) from §1001.F.6, to not require the buffer and landscape requirements be satisfied; and (4) from §1002.D, to not require an off-street loading berth with dimensions of at least 15' in width by at least 50' in length. 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

Allen Masenheimer
Steve Marcell
Steve Vance

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