

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:30 p.m. on Thursday, August 15, 2019, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2019-007 of AZ Souderton LLC, for the property located at 701 Route 313, Hilltown Township. The subject property is located in the PC-1 (Planned Commercial District 1) Zoning District and is otherwise identified as Bucks County Tax Parcel No. 15-029-026-001. Applicant wishes to redevelop the Property as an "Auto-Zone" retail car parts store. Applicant seeks variances from the following sections of the Zoning Ordinance: § 160-23.E(1)(b), to permit 22 parking spaces instead of the required 36; § 160-26, to allow for an impervious surface ratio of 0.91 rather than the required 0.70; § 160-27, which requires a minimum front yard of 50 feet, a minimum side yard of 15 feet, and a minimum rear yard of 50 feet, in order to permit a front yard of 27.4 feet, a side yard of 6 feet, and a rear yard of 26.7 feet; § 160-33.D(5) in order to exclude the required Buffer Yard; and § 160-77.B, to reduce the sign setback from 50 feet to 27 feet.

The Application submitted, together with accompanying documents and site plans, is available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

HILLTOWN TOWNSHIP ZONING HEARING BOARD

Kelly L. Eberle, Esquire
Grim, Biehn & Thatcher
104 South Sixth Street
Perkasie, PA 18944