

## NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, December 19, 2019, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2019-011 of Bank of America, for the property located at 1691 Bethlehem Pike, Hilltown Township. The subject property is located in the PC-1 (Planned Commercial 1) Zoning District and is otherwise identified as Bucks County Tax Parcel No. 15-032-005. Applicant proposes to construct a stand-alone, walk-up ATM kiosk on the Property. Applicant seeks the following variances: 1) from §160-27 to permit a front yard setback of 5.4 feet along Bethlehem Pike and 24.4 feet along Swartley Road rather than the required 50 foot minimum; 2) from §160-77.B to permit a sign within 25.7 feet of a streetline/intersection rather than the required 50 feet; 3) from §160-80.G(1) to permit a sign 6.5 feet above finished grade rather than the required 10 foot minimum; 4) from §160-23.E.2 to allow for 85 parking spaces rather than the existing 88 spaces; 5) from §160-41.D(4) to permit lighting fixtures meeting IESNA full cutoff criteria to be mounted 25 feet above finished grade rather than the maximum permitted 20 feet; 6) from §160-41.D(6) to permit steady state lighting rather than the required automatic switching devices; 7) from §160-41.D(11) to permit lighting standards within parking area less than the required 5 feet outside paved areas and on concrete pedestals 36 inches above pavement rather than the maximum permitted 30 inches; and 8) from §160.41.E(3) to allow for the illuminance level at the property line to be 4.8 footcandles rather than the maximum .5 footcandles.

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

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