

## NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, October 21, 2021, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2021-010, of MRC Signs, 704 Route 313, Hilltown Township. The subject property is located in the PC-2 Zoning District (Planned Commercial II) and is further identified as Bucks County Tax Parcel No. 15-035-083. Applicant seeks to operate a sign business. Applicant requests the following: 1) an interpretation that its proposed use is considered a G8 Commercial or Industrial Crafts and therefore permitted in the PC-2 District, or in the alternative, a variance from §160-22 Table of Use Regulations in order to permit the use that most closely matches Applicant's operations in the PC-2 District; 2) a variance from §160-26 Table of Performance Standards – Footnote #2 to permit the property to be served by an on-lot well and sewage hold tank as opposed to the required public water and sewer facility; 3) a variance from §160-23.I(4) to allow the proposed accessory office area in the existing dwelling to be located outside of the principal use building envelope; and 4) a variance from §160-B&C(1) to permit modifications to the dimensions and planting types of the required Type 1 Residential/Nonresidential Buffers along portions of the neighboring parcels.

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, Bieln & Thatcher  
104 South Sixth Street  
Perkasie, PA 18944