

## NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, February 3, 2022, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2021-018, of Sycamore Equities LLC, 819 Blooming Glen Road, Hilltown Township. The subject property is located in the VC (Village Center) Zoning District and is further identified as Bucks County Tax Parcel No. 15-019-057. Applicant wishes to convert the existing dwelling into a B(5) Conversion that will include seven efficiency dwelling units and requests the following variances: 1) from §160-23.B(5)(c) and 160-23.B(5)(h) to permit a minimum lot area of 29,141 square feet as opposed to the required 31,500 square feet; 2) from 160-23.B(5)(g) to permit outside fire escapes/exterior staircases on the side of the building, visible from the street where they otherwise would be required to be located in the rear of the building, not visible from the street, or in the alternative, a determination that this variance is not required as the fire escapes/exterior staircases will not be in sight from the front elevation but only viewable from the side elevation; and 3) from §160-23.B(5)(f) to permit an increase in size of the building, or in the alternative, a determination that this variance is not required as the size of the building should be measured in floor area and Applicant is proposing to reduce the floor area by approximately 1,000 square 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