

## NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday, June 3, 2026 at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2026-005 of Fiddletree, LLC for the property located at 4610 Bethlehem Pike, Hilltown Township and otherwise identified as Bucks County Tax Parcel No. 15-001-008-002. The subject property is located in the HI (Heavy Industrial) Zoning District. Applicant requests the following variances: 1) from Zoning Ordinance §160-26 Table of Performance Standards (Bulk and Area), which limits the height of a principal building to a maximum of 35 feet, in order to permit the construction of a 40-foot building; and 2) from Zoning Ordinance §160-55, which limits the height of accessory structures to a maximum of 35 feet, in order to permit the construction of five storage units each with a maximum height of 40 feet.

The Application submitted, together with accompanying documents and site plans, are 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