

## **NOTICE**

The Zoning Hearing Board of Wrightstown Township, Bucks County, PA, will hold a public hearing on Wednesday, June 18, 2025 at 7:30 PM at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA, 18940, to consider the application of Danils B Inc. (Danil Berzin), regarding Tax Parcel No. 53-012-018-001 which is a vacant lot located on Second Street Pike (in the vicinity of 2203 & 2135 Second Street Pike), in the CM, Conservation Management Zoning District of Wrightstown Township. Applicant proposes the construction of a single-family dwelling, with an on-lot well and sewage system. Applicant seeks a special exception pursuant to §27-1208.C.2 of the Newtown Area Joint Municipal Zoning Ordinance ("Ordinance"), and the following variances: (1) from §27-401.B, to permit a density of 2.92 DU/AC, where a maximum of .33 DU/AC is permitted; (2) from §27-401.C, to permit a minimum lot width at the required building setback line of 129.5 feet, where the minimum lot width is 200 feet for a 1.0 acre lot; (3) from §27.401.C, to permit a buildable coverage of 13.29%, where a maximum of 10% is permitted for a 1.0 acre lot; (4) from §27.401.D.1, to permit a building envelope area of 3,773 square feet, where a minimum of 20,000 square feet is required for a 1.0 acre lot; and, (5) from §27-1000.C.2.a, to permit a lot size of 14,941 square feet, where 34,848 square feet is required. Materials regarding this application may be examined at the Wrightstown Township Building during normal business hours and on the date, time and place of the hearing.

### **ZONING HEARING BOARD OF WRIGHTSTOWN TOWNSHIP**

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