

BUCKINGHAM TOWNSHIP

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ZONING HEARING BOARD AGENDA NOVEMBER 20, 2023

7:00 p.m. *Continued from September 25, 2023*
PH230010 Ryan Cronrath c/o Prime Development Group
Represented by David M. Shafkowitz, Esq.
5020 Mountain Top Road West, TMP 06-021-010.002

Continued Hearing on the Application of **Ryan Cronrath c/o Prime Development Group**, for property located at 5020 Mountain Top Road West in the Township (TMP No. 06-021-010-002).

Application of Ryan Cronrath c/o Prime Development Group, for property located at 5020 Mountain Top Road West in the Township (TMP No. 06-021-010-002). The application requests a variance from the following Sections of the Zoning Ordinance: Section 3003.C which requires frontage on a public street; Section 3100.B.3.b to allow 35% of steep slopes between 15% and 25% to be disturbed where only 30% is permitted; from Section 3100.B.3.c to allow 18% of slopes 26% or greater to be disturbed when 15% is permitted; Section 3100.B.4 to permit tree clearance of 31% when 20% is permitted; Section 3100.B.11 to permit 73% preservation of vegetation within 100 feet of the tract, when 100% is required.

7:30 p.m. *Continued from September 25, 2023*
PH230006 Thomas Van Natta
Represented by Bryce H. McGuigan, Esquire
1828 Holicong Road, TMP 06-021-017

The Application has been amended to withdraw the request for variances from the following Sections of the Zoning Ordinance: from Section 3100.B.3.c to permit a 17.8% disturbance of steep slopes greater than 25% where 15% is permitted; Section 3100.B.4 to permit 25.71% disturbance of total caliper inches of trees in forested areas where 20% is the maximum permitted; and Section 3100.B.2 to permit 27.1% disturbance of forest area where 20% is otherwise permitted.

The only variances now requested are from Section 3010. C to not require setbacks to be measured from the resource protected lands; and Section 3100-B11 to permit disturbance of 15% of perimeter trees where 0% is otherwise permitted; and Section 3100 B.4 to permit removal of a 36 inch caliper tree.

8:00 p.m. **PH230012 Stephen Decina and Elena Nizhnik**
3884 Street Road, TMP 06-051-033

Application of **Stephen Decina and Elena Nizhnik** for property located at 3884 Street Road, in the Township (TMP No. 06-051-033). The Application requests a variance from §405.B10.A2 and §802.A.1 of the Zoning Ordinance to permit construction of a garage located 25 feet from the front yard property boundary when 50 feet is required.