

## NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday, April 30, 2025 at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2025-003 of Claire G. and Donna R. Keller for the property located at 3400 Bethlehem Pike, Hilltown Township and otherwise identified as Bucks County Tax Parcel No. 15-022-006. The subject property is located in the LI (Light Industrial) Zoning District. Applicant requests the following variances in connection with the construction of a new office building: 1) from Zoning Ordinance §160-28.B(1) to permit 48% of steep slopes between 8-15% be regraded rather than the maximum permitted disturbance of 40%, and 2) from Zoning Ordinance §160-55 to permit the new building height of 42.65 feet rather than the maximum permitted height of 35 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