



HILLTOWN TOWNSHIP
13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

July 16, 2025

Kelly L. Eberle, Esq.
104 S 6th St
PO Box 215
Perkasie, PA 18944

Re: ZHB Appeal 2025-007
Buckwampum Hill, LLC – TMP no. 15-028-164-011

Ms. Eberle:

Upon reviewing the application with our Township consultants, I decided to withdraw my previous determination of noncompliance with Table 160 Attachment 3 Bulk and Area of the Zoning Ordinance for the proposed single-family dwelling on TMP no. 15-028-164-011. The cited section of the ordinance would require a minimum three-acre lot for a single family; however, based on Section 160-50.B of the Zoning Ordinance the intent is to allow a B1 use on an existing residential lot without being limited by bulk and area standards. The property is subject only to the current yard setback and impervious surface ratio requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlin M. Mest".

Caitlin M. Mest, EIT, BCO, CFM, CZO
Hilltown Township Zoning Officer / Building Code Official

Cc: Jack Wuerstle, Esq. Township Solicitor
Deanna Ferry, DPA, Township Manager

Sean Duffy, Esq.