NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday, September 23, 2026 at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2026-010 of St. Philip's Orthodox Church for the property located at 1970 Clearview Road, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-022-008-001 and 15-032-016-002, which are located in the CR-2 (Country Residential) Zoning District and the RR (Rural Residential) Zoning District, respectively. Applicant seeks to consolidate the parcels and expand its facilities. Applicant requests relief from the following sections of the Zoning Ordinance: 1) a determination that the existing non-conforming access from Sunny Road may continue to be utilized, or, in the alternative, a §160-23.C(1)(a) to permit access to the property from a local street where access to a collector arterial street is required for a Place of Worship; 2) §160-23.C(1)(d)[1] to permit the proposed number of parking spaces to be calculated based on the number of seats provided for patron use rather than on the gross floor area; 3) §160-23.C(1)(d)[2] to permit parking to be located as shown on the Plan rather than exclusively at the side or rear of the structure; 4) §160-25.B(2) and §160-26 (Table of Performance Standards-Bulk & Area) to permit an impervious surface ratio of 0.50 rather than the maximum impervious surface ratio of 0.35; 5) §160-33.A(2) to permit parking and structures to encroach into the required buffer yard area; and 6) §160-106 to allow more than twelve (12) months from the date of any relief granted to obtain proper permits, finalize the design, fundraise, and construct the proposed improvements.

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

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday, September 23, 2026 at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2026-011 of John and Lynne McPherson, for the property located at 706 Callowhill Road, Hilltown Township and otherwise identified as Bucks County Tax Parcel No. 15-011-069-007. The subject property is located in the CR-1 (Country Residential I) Zoning District. Applicant requests a variance from Zoning Ordinance §160-23.I(2)(a)[4] to permit the construction of a detached two-car garage in the front yard.

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
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