

NOTICE

NOTICE IS HEREBY GIVEN THAT THE Yardley Borough Zoning Hearing Board will hold a public hearing on Monday, April 24, 2017 at 7:00 p.m. at the Yardley Borough Hall, 56 South Main Street, Yardley PA to consider the application of Prestige Property Partners, LLC (Applicant) as to a vacant residential property located at Reading Avenue. The property known as TMP 54-007-039-001 is located in the R-2 Medium-Density Residential District. The existing use consists of a vacant lot owned by the Borough of Yardley. The Applicant seeks variances that will enable it to obtain approval for a subdivision of five (5) lots on which single-family detached dwellings will be constructed. The following variances are required:

1. Section 27-243.A(1) which provides that the maximum "gross density" is 5 dwelling units per acre for single-family detached dwellings. Applicant proposes a gross density of 5.5 dwelling units per acre.
2. Section 27-911 which provides that where there are requirements for minimum lot area and gross density, both requirements must be met.
3. Section 27-243.A(4) which requires a minimum front yard of 30 feet. Applicant proposes minimum front yards of 20 feet.
4. Section 27-243.A(7) which requires a minimum rear yard of 35 feet. Applicant proposes a minimum rear yard of 10 feet.
5. Section 27-243.A(11) which requires that a minimum of 7.5% of the site area be set aside as open space. Applicant proposes no open space.
6. Section 27-243.E(2), Section 27-747.A(1)(b) and section 27-748 which sections require a 20 foot buffer and screening for residential developments of 5 units or more. Applicant proposes no buffer or screening.
7. Section 27-749.A(1) and 27-749.A(2) which provide that no more than 40% of slopes of between 8-15% should be disturbed and no more than 30% of slopes between 15-25% be disturbed. Applicant proposes to disturb 100% of slopes within those two slope categories.
8. Section 27-749.B(1) which provides that no more than 25% of a wooded area may be disturbed. Applicant requests a variance to disturb 100% of the existing woodlands on the property.
9. Section 27-750.B(8) which provides a formula to determine the maximum number of dwelling units permitted on a property. Using the formula, the maximum number of dwelling units permitted on the property is 0.67. Applicant requests a variance to permit five (5) dwelling units on the property.
10. Section 27-941 which requires an open space between the street and the nearest point of any building at a minimum depth of the front yard. The proposed single-family dwellings will be closer to the street line than the required front yard.
11. Section 27-961 which provides that no portion of a building shall be built within the minimum rear yard. Portions of the proposed single-family detached dwellings will be located within the minimum required rear yard.
12. Section 27-692 to permit decks and patios within the required minimum rear yard.

All interested parties may attend and be heard.

Steven F. Ware, AICP, PP, KMS
Planner/ Zoning Officer