

**NOTICE OF PUBLIC HEARING
TINICUM TOWNSHIP ZONING HEARING BOARD**

Notice is given that the Tinicum Township Zoning Hearing Board will hold a public hearing at 7:00 P.M. on Thursday, March 5, 2026 to hear the application of Debra L. Selig, legal owner of the property located at 9 Bridge Five Lane in Tinicum Township, Bucks County, Pennsylvania identified as Bucks County Tax Map Parcel Nos. 44-025-013 and 44-025-011. The Property is located in the RA-Residential Agricultural District. The Applicant seeks: 1) A “declaration” that an impervious surface coverage variance is not required; 2) A “declaration” that the front yard setback is conforming; 3) A special exception under Zoning Ordinance §1102(C) to allow for extension of a nonconforming structure in the floodplain; 4) Alternatively, a variance to reduce the front yard setback from 36.9 feet to 26.4 feet; and 5) Alternatively, a variance to extend the use of the residence within the floodplain.

The hearing will be held in the Tinicum Township Municipal Building located at 163 Municipal Road, Pipersville, Pennsylvania. This notice is pursuant to Article XIV of the Tinicum Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code. Any interested person may attend the hearing and offer testimony or public comment. Any interested person may schedule an appointment to inspect the application and any plans relating to the application during regular office hours at the Tinicum Township Municipal Building located at 163 Municipal Road, Pipersville, PA, by calling (610) 294-9154. ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

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163 Municipal Road, Pipersville, Pa.