

**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, August 27, 2026 to hear the application of Raymond L. O'Donnell and Laurene H. O'Donnell, legal owners of the property located at 1083 River Road in Tinicum Township, Bucks County, Pennsylvania and identified as Bucks County Tax Map Parcel Nos. 44-018-009-002 and 44-015-021-001. Both properties are located in the RC -- Residential Commercial District. Applicants seek the following variances from the Tinicum Township Zoning Ordinance: 1) Section 802.B to allow disturbance of 71.6% of soils in floodplain where no disturbance is permitted; 2) Section 802.B to allow disturbance of 50.2% of the designated floodplain area where 25% is permitted; 3) Sections 806.A & 810.H.2.b.vii to allow construction and fill for a sidewalk, driveway, subsurface sewage disposal area, and stormwater facilities with the floodplain and Zone 3 of the Riparian Overlay; 4) Section 900.03,c to allow impervious surface coverage of 17.8% where 15% is permitted; 5) Section 900.03.E to allow side yard setbacks of 10 feet and 19.9 feet and an aggregate side yard setback of 26.9 feet where a single side yard setback of 12 feet and an aggregate side yard setback of 43.5 feet are required; and 6) Section 1102.A to increase the side yard nonconformity for the proposed structure. In addition, Applicants seek the following variances from the Tinicum Township Floodplain Ordinance: 1) Section 4.02.B.2(a) to allow construction and fill for a sidewalk, driveway, subsurface sewage disposal area, and stormwater facilities with the AE Area; and 2) Section 5.03.C.3 to allow a subsurface sewage system in a floodplain area. In the alternative, Applicants are seeking an interpretation of Section 5.03.C.3 concerning the allowance of subsurface sewage systems in a floodplain area.

The hearing will be held in the Tinicum Township Municipal Building located at 163 Municipal Road, Pipersville, Pennsylvania. This notice is issued 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 related plans during regular office hours at the Tinicum Township Municipal Building by calling (610) 294-9154. ALL INTERESTED PARTIES ARE INVITED TO ATTEND THIS HEARING.

TINICUM TOWNSHIP
ZONING HEARING BOARD
Peter Nelson, Esquire
GRIM, BIEHN & THATCHER, Solicitors
104 So. Sixth Street, P.O. Box 215
Perkasie, PA 18944