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, November 12, 2026 to hear the application of David Hughes concerning the construction of a new house on the property located at 132 Cafferty Road in Tinicum Township, Bucks County, Pennsylvania (Bucks County TMP# 44-022-094), which is located in the RA-Residential Agricultural District. Hughes appeals the determination of the Township Zoning Officer that the proposed dwelling is not an extension of an existing nonconforming structure as permitted under Section 1102.A of the Zoning Ordinance and that a variance is required for placement of this proposed dwelling. In alternative, Hughes seeks a variance from Section 400.3 of the Zoning Ordinance regarding the required front yard setback to permit the proposed dwelling be located 11.3 feet from the right-of-way line. Lastly, Hughes seeks a variance from Section 900.06 of the Zoning Ordinance to allow parking and other improvements in the front yard of the property.

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.

TINICUM TOWNSHIP
ZONING HEARING BOARD
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