

LEGAL NOTICE OF DEEMED DECISION

Notice is hereby given that a deemed decision of the Zoning Hearing Board of the Borough of Bradford Woods (Board) has been rendered, by operation of law, in favor of Applicant, New Hampton Land Company, LLC (New Hampton) pursuant to 53 P.S. §10908(9). The deemed decision, or approval by operation of law, in favor of the New Hampton is the result of the failure of the Board to commence the public hearing on New Hampton's Appeal/Application, submitted to the Board on August 15, 2023 in accordance with 53 P.S. §10908(1.2) and (9), "within sixty (60) days from the date of receipt of applicant's application", which required the hearing to occur on or before October 16, 2023 (because the 60th day fell on October 14th, a Sunday). The deemed approval includes an approval of Applicant's: 1. Appeal of the Zoning Officer's August 3, 2023 determination that a No Trespassing sign displayed at New Hampton's property on Oak Grove Road, Bradford Woods, PA 15015 (Block & Lot # 1823-M-00081) violates §§225-20-A and 225-20-B of the Bradford Woods Zoning Code (Zoning Code); 2. Appeal for interpretation that such signs are not regulated under the Zoning Code; and, 3. Request for a Variance. Inquiries may be directed to: Attorney Dwight D. Ferguson, Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA. 15143, or dferguson@cfwattorneys.com