

## NOTICE OF MEETING

### MIDDLETOWN TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Middletown Township Zoning Hearing Board will hold a public meeting on Wednesday, October 25, 2017 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance:

**Appeal #17-33** – Jessica Sweeney, owner and applicant, 160 Quincy Drive, Levittown, PA 19057 is seeking a variance from Section 500-2305.C.(3) of the Middletown Township Zoning Ordinance to allow a privacy fence within the front yard setback along Quay Road. The property is a corner lot with the house fronting on Quincy Drive. The lot is nonconforming with an approximate lot area of 9,860 SF where the ordinance requires a 10,000 SF minimum and is located at 160 Quincy Drive, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-061-568.

**Appeal #17-34** – Laura Fell, 434 Valley Road, Langhorne, PA 19047 is applying for the owner, Linda Everett, 1021 W. Maple Avenue, Langhorne, PA 19047 in seeking four (4) variances from the Middletown Township Zoning Ordinance to propose a two (2) lot subdivision. The first variance is from Section 500-803.B to allow an approximate 98 foot lot width as measured from the minimum front yard setback line for Lot 2 where the ordinance requires a 100 foot minimum. The second variance is from Section 500-2601.C.(1) to allow the disturbance of 69% of the 8 to 15% steep slope area where the ordinance allows a 50% maximum disturbance. The third variance is from Section 500-2601.C.(2) to allow the disturbance of 76% of the 15 to 25% steep slope area where the ordinance allows a 30% maximum disturbance. The fourth variance is from Section 500-802 to allow an in-law suite on proposed Lot 2. The lot is 59,261 SF and is located at 1021 W. Maple Avenue, Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-023-190.

**Appeal #17-38** – Gary Fabiano, owner and applicant, 1780 Silver Lake Road, Langhorne, PA 19047 is seeking two variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-2003 of to allow the boarding of a horse on the residential property. The second variance is from Section 500-2402.A.(2) to allow an accessory 10 foot by 18 foot horse barn / shed to not be situated at least 10 feet farther back from the street line than the rearmost portion of the main house. The lot is approximately 3.6 acres with 2.5 acres in Middletown Township and 1.1 acres in Newtown Township and is non-conforming with a residential use in the OC Office Campus Center Zoning District. The property is located at 1780 Silver Lake Road, Langhorne, PA 19047, Tax Parcel # 22-031-021-001.

**Appeal #17-45** – Woods Services, Inc., owner and applicant, 40 Martin Gross Drive, Langhorne, PA 19047 is seeking a variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-802 to allow the existing medical and dental facilities to expand their services to include treatment of individuals with disabilities from outside of the Woods Service campus and affiliate locations. Presently, the medical and dental treatment are offered only to individuals on the Woods Service campus and affiliate locations. The lot is 12.75 acres with approximately 6.2 acres in Middletown Township with the remainder in Langhorne Manor Borough and is located at 10 Meadowood Drive, Langhorne, PA 19047 at the southwest corner of Central Avenue and Pine Street in the R-1 Residence Zoning District, Tax Parcel # 22-030-004.

**Appeal #17-24** – Mobilitie, LLC, applicant, 3475 Piedmont Road NE, Suite 1000, Atlanta, GA 30305 is seeking a special exception and three variances from the Middletown Township Zoning Ordinance to install two Distributed Antenna Systems. One is a new 50 foot high wooden utility pole, antenna, 115 LF +/- of conduit and an electrical transformer within the Highland Park Way right-of-way and two is a replacement 48 foot 4 inch high wooden pole with antenna that will connect to existing overhead wiring in the Parkvale Avenue & US Rt. 1 right-of-way. The special exception is from Section 500-2315.J to allow a cell tower pole in the C Commercial zoning district within the Highland Park Way right-of-way.

The first variance is from Section 500-2315.L to allow a cell tower pole in a residential zoning district within the Parkvale Avenue right-of-way. The second variance is from Section 500-2315.B to not require an eight foot high security fence surrounding the cell tower poles. The third variance is from Section 500-2315.C to not require buffer plantings surrounding the cell tower poles. Both proposed cell tower pole sites are within Middletown Township road right-of-ways – Highland Park Way and Parkvale Avenue.

All calculations have been made from the future right of way line. Parts cited are from Chapter 500 of the Middletown Township Codified Ordinance. Any person or persons desirous of speaking on behalf or against the petitions may do so at this meeting.

The Township building is accessible to persons having disabilities. Any persons having special needs or requiring special aides are requested to contact the Zoning Officer at 215-750-3800, ext. 1115 prior to the hearing.

Mike McCann, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 8, 2017 & October 15, 2017  
-The Advance of Bucks County