

## 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 Monday, November 30, 2015 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 #15-57** – Larry Rook, owner and applicant, 4 Crystal Road, Levittown, PA 19057 is requesting a variance from the Middletown Township Zoning Ordinance in order to construct an 11 foot wide by 25 foot long by 20 feet high one car garage addition to the existing house. The variance is from Section 500-903.G to allow a 9.5 foot side yard setback with a 19.83 foot aggregate where the ordinance requires a 14.67 foot side yard setback for a 25 foot aggregate. The existing lot is non-conforming with a lot area of 9,418 SF where the ordinance requires a 10,000 SF minimum lot area and is located at 4 Crystal Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-061-420.

**Appeal #15-58 – REQUESTING CONTINUANCE TO DECEMBER 9, 2015 MEETING**

Scott Brewer, applicant, 607 Diamond Drive, Newtown, PA 18940 is applying for the owner, the Neshaminy School District, 2001 Old Lincoln Highway, Langhorne, PA 19047 to seek a variance from the Middletown Township Zoning Ordinance in order to upgrade two (2) existing freestanding signs to 15 SF each electronic changeable copy signs at the Maple Point Middle School. The signs are along Langhorne Yardley and Woodbourne Roads. The variance is from Section 500-2809.A.(2) to allow the electronic directly illuminated changeable copy signs in a residential zoning district. The site is the Maple Point Middle School at 2250 Langhorne Yardley Road, Langhorne, PA 19047 and is approximately 87 acres in the RA-2 Residence Agricultural Zoning District, Tax Parcel # 22-031-031-002.

**Appeal #15-59** – Thomas L. Valletto, owner and applicant, 2550 Village Road, Langhorne, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance to construct a 25 foot by 35 foot family room and a 30 foot by 40 foot garage addition to the existing house. The variance is from Section 500-403.G to allow a side yard setback of 16 feet where the ordinance requires 30 foot minimum. The other side yard setback is non-conforming at 12.82 feet and the lot width is non-conforming at 148 feet where the ordinance requires a 150 foot minimum. The property is located at 2550 Village Road, Langhorne, PA 19047 in the RA-1 Residence Agricultural Zoning District, Tax Parcel # 22-076-006.

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. 115 prior to the hearing.

Thomas Simoncini, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: November 15, 2015 & November 22, 2015

-The Advance of Bucks County