

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, January 28, 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 #14-57 – Michael Gay, owner and applicant, 51 Hemlock Road, Levittown, PA 19056 is requesting two variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-2305.C.(3) to allow a privacy fence to be constructed within the 25 foot front yard setback of Highland Park Way. The second variance is from Section 500-2305.C.(4) to allow the fence to be 1 foot from the sidewalk where the ordinance requires 8 feet from the inner edge of the sidewalk. The property is a corner lot with the house and driveway fronting on Hemlock Road and is 9,900 SF located at 51 Hemlock Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel #22-047-071.

Appeal #14-59 – John Gilfillian, owner and applicant, 15 Quaker Hill Road, Levittown, PA 19057, is requesting three variances from the Middletown Township Zoning Ordinance to construct a 12 foot by 30 foot (360 SF) attached garage. The first variance is from Section 500-903.D to allow a building coverage of 24% where the ordinance allows a maximum of 20%. The second variance is from Section 500-903.I to allow an impervious surface area of 34% where the ordinance allows a 30% maximum. The third variance is from Section 500-903.G to allow the proposed garage addition to be 6.5 feet from the side property line where the ordinance requires a 10 foot side yard setback. The existing lot area is non-conforming at 9,200 SF as the ordinance requires a 10,000 SF lot minimum. The property is located at 15 Quaker Hill Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel #22-064-122.

Appeal #15-1 – Michael Alexander, owner and applicant, 111 Beechwood Drive, Washington Crossing, PA 18977-1504 is requesting three variances from the Middletown Township Zoning Ordinance for a Minor Subdivision at 139 South Elmwood Avenue, Langhorne, PA 19047. The proposed subdivision would create a 9,500 square foot lot for a single family dwelling on South Buckthorn Avenue, Langhorne, PA. A variance from Section 500-903.A for Lot Area of 9,500 square feet at the ultimate right-of-way, which is less than the 10,000 square feet required is requested. A variance from Section 2502.2.A for a building envelope of 3,150 square feet, which is less than the 3,500 square feet required is requested. And a variance from Section 500-903.G for the existing nonconforming side yard of 6.5 feet which is less than the 10 feet required is requested. The existing property is 19,000 square feet and is located at 139 South Elmwood Avenue, Langhorne, PA 19047 and is located in the R-2 Residential District, Tax Parcel #22-008-150.

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.

Martin Duffy, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: January 11, 2015 & January 18, 2015

-The Advance of Bucks County