

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, February 25, 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 #15-1 (continued from January 28, 2015) – Michael Alexander, owner and applicant, 111 Beechwood Drive, Washington Crossing, PA 18977-1504 is requesting four (4) variances from the Middletown Township Zoning Ordinance for a Minor Subdivision at 139 South Elmwood Avenue, Langhorne, PA 19047. The existing lot is 20,000 SF gross area and 19,000 SF net area exclusive of the road right-of-way areas. The proposed subdivision would create two (2) 9,500 SF single family residential lots. Lot 1 would have the existing house and fronts on Elmwood Avenue. Lot 2 would be a future buildable lot that fronts on S. Buckthorne Avenue. The first variance is from Section 500- 2301 to allow an existing lot that complies with the area requirements to be subdivided into two nonconforming lots as each subdivided lot would be less than the required 10,000 SF area. The second variance is from Section 500-903.A to allow a minimum lot area of 9,500 square feet for Lot 1 and Lot 2 where the ordinance requires a minimum lot area of 10,000 square feet. The third variance variance is from Section 2502.2.A to allow a building envelope of 3,150 square feet for Lot 1 and Lot 2 where the ordinance requires a minimum building envelope area of 3,500 square feet. The fourth variance is from Section 500-903.G to allow the existing nonconforming side yard of 6.5 feet for the existing house on Lot 1 where the ordinance requires a minimum side yard of 10 feet. 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.

Appeal #15-4 – Nick Ruvo, owner and applicant, 1235 Arbutus Ave., Langhorne, PA 19047 is requesting three (3) variances from the Middletown Township Zoning Ordinance in order to relocate an existing offsite 20 foot by 24 foot, 480 square foot shed. The first variance is from Section 500-2402.A.(1) to allow the detached shed in the front yard along Arbutus Ave. where the ordinance requires a detached shed to be located in the rear or side yards. The second variance is from Section 500-2402.A.(3) to allow a total shed area of greater than 500 SF and greater than 3% of the lot area. Since there is an existing 120 SF shed at the rear of the property, the combined area of the two sheds is 600 SF and 3.6% of the lot area. The third variance is from Section 500-903.F to allow the detached shed to encroach within the 25 foot front yard setback at approximately 10 feet from the Arbutus Ave. right-of-way line. The existing house and attached garage are both nonconforming as the house has a 15 foot front yard setback and the attached garage has a 6 foot front yard setback where the ordinance requires a 25 foot front yard setback. The existing property is 16,800 square feet and is located at 1235 Arbutus Ave., Langhorne, PA 19047 and is located in the R-2 Residential District, Tax Parcel #22-013-164.

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: February 8, 2015 & February 15, 2015
-The Advance of Bucks County