

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, March 11, 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 #15-5 – Superior Tank and Energy, applicant at 302 Jefferson Ave., Bristol, PA 19007 is applying for the owner James Stahl at 60 Upland Road, Levittown, PA 19056 to request two variances from the Middletown Township Zoning Ordinance to install a 10 foot by 16 foot shed within the front yard setback of Underwood Road due to an ongoing environmental soil remediation project in the other yard areas. The property is a corner lot on Underwood and Upland Roads with the house and driveway fronting on Upland Road. The first variance is from Section 500-2402.A.(2) to allow the shed to not be a minimum of 10 feet from the back of the house. The second variance is from Section 500-903.F to allow the shed to be about 13 feet set back from Underwood Road where the ordinance requires a 25 foot front yard setback. The property is nonconforming at 9,300 SF as the ordinance requires a 10,000 SF minimum lot size and is located at 60 Upland Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel # 22-053-410.

Appeal #15-6 – Patricia L. Marks, owner and applicant, 759 Birch Ave., Penndel, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance to construct a 22 foot deep by 16 foot wide 352 SF attached garage to the front of the existing house. The property is a corner lot on Glenside and Birch Avenues with the house and driveway fronting on Birch Ave. The variance is from Section 500-803.F to allow a front yard setback of 30 feet on Birch Ave. where the ordinance allows a minimum of 35 feet. The property is 20,000 SF and is located at 759 Birch Ave., Penndel, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-036-102.

Appeal #15-7 – Brian Mihm, applicant at 1288 Sturbridge Drive, Warminster, PA 18974 is applying for the owner Shirley J. Sottile at 665 Poplar Street, Langhorne, PA 19047 to request a variance from the Middletown Township Zoning Ordinance to construct a 28 foot by 32 foot by 14 foot high detached garage. The house is a corner lot on Poplar Street and Hulmeville Road with the house and driveway fronting on Poplar Street. The variance is from Section 500-2402.A.(2) to allow the garage to not be a minimum of 10 feet from the back of the house as the lot depth is only 85 feet and the existing deck and house are nonconforming as the deck is 8 feet and the house is 15 feet from the rear property line where the ordinance requires a 25 foot rear yard setback. The property is 18,295 SF and is located at 665 Poplar Street, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-020-097.

Appeal #15-8 – Harry E. Hill of Empire Abrasive Equipment Co., owner and applicant, 2101 W. Cabot Boulevard, Langhorne, PA 19047 is requesting two variances from the Middletown Township Zoning Ordinance to construct a 9,100 SF building addition with an additional driveway and parking areas. The first variance is from Section 500-1904.A.(3) to allow a paved parking area within the side yard setback. The second variance is from Section 500-1904.A.(1).(e) to allow a building height of 52 feet where the ordinance allows a maximum building height of 35 feet. The property is approximately 6.5 acres and is located at 2101 W. Cabot Boulevard, Langhorne, PA 19047 in the M-1 Light Manufacturing District, Tax Parcel # 22-057-008-010.

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 22, 2015 & March 1, 2015
-The Advance of Bucks County