

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, April 27, 2016 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 #16-14 – Beverly Darnley, owner and applicant, 2 Quaint Road, Levittown, PA 19057 is requesting a variance from the Middletown Township Zoning Ordinance in order to install an above-ground pool. The variance is from Section 500-2404.A to allow the pool within the front yard setback of Quarry Road. The proposed pool will have a 12 foot front yard setback where the ordinance requires a 25 foot minimum. The property is a corner lot on Quaint and Quarry Roads and is approximately 10,600 SF located at 2 Quaint Road, Levittown, PA 19057 in the R-2 Residence District, Tax Parcel # 22-065-125.

Appeal #16-15 – Vincent & Judith Difalco Tomes, owner and applicant, 15 Larkspur Road, Levittown, PA 19056 are requesting three (3) variances from the Middletown Township Zoning Ordinance in order to install a shed and a privacy fence. The first variance is from Section 500-2402.A.(1) to allow an 8 foot by 10 foot shed within the front yard setback. The second variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback to enclose in the proposed shed offset a distance of 8 feet from the inner edge of the sidewalk. The third variance is from Section 500-903.D to allow a building coverage of 22.0% where the ordinance requires a 20% maximum. The existing lot is non-conforming with a 21.3% building coverage. The property is approximately 10,780 SF located at 15 Larkspur Road, Levittown, PA 19056 in the R-2 Residence District, Tax Parcel # 22-060-269.

Appeal #16-12 – CarMax Auto Superstores, Inc. c/o CenterPoint Integrated Solutions, LLC, 1240 Bergen Parkway, Suite A-250, Evergreen, CO 84039 is the applicant for the owner, Gator Langhorne Partnership, LTD, 1595 NE 163rd Street, North Miami Beach, FL 33162 is requesting a one year extension of the zoning hearing board approvals granted on February 11, 2015 for Appeal #15-2. The two (2) approved variances are from Section 500-1502.P.(2) to permit a 143 foot lot frontage width where the ordinance requires a 200 foot minimum and from Section 500-2811.B.(3).(a) to permit two wall signs on one façade where the ordinance allows one wall sign per façade. The property is approximately 12.47 Ac. located at 1776 E. Lincoln Highway, Langhorne, PA 19047 in the C Commercial District, Tax Parcel # 22-047-198-002.

Appeal #16-13 – Eastern Warehouse Distributors, Inc., owner and applicant, 355 S. Flowers Mill Road, Langhorne, PA 19047 is requesting two (2) variances from the Middletown Township Zoning Ordinance to construct a 27,190 SF building addition to the existing car parts warehouse facility located at 1050 Wheeler Way, Langhorne, PA 19047. The first variance is from Section 500-1904.A.(1).(c) to allow a 33.5% building coverage where the ordinance requires a 30% maximum. The second variance is from Section 500-1904.A.(1).(f).[2] to allow a 15.19 foot side yard setback where the ordinance requires a 50 foot minimum. The existing building is non-conforming with a 15.23 foot side yard setback. The property is located at 1050 Wheeler Way, Langhorne, PA 19047 in the M-1 Light Manufacturing Zoning District, Tax Parcel # 22-021-066-002.

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.

Mike McCann, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: April 10, 2016 & April 17, 2016
-The Advance of Bucks County