

## 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, May 10, 2017 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 #17-16** – Tom Scott, Jr., owner and applicant, 772 Old Lincoln Highway, Langhorne, PA 19047 is requesting two variances from Section 500-2402.A.(3) of the Middletown Township Zoning Ordinance to allow a 30 foot by 30 foot by 21 foot high detached garage. The first variance is to allow a 900 SF detached garage where the ordinance allows a 500 SF maximum area. The second variance is to allow a 21 foot high detached garage where the ordinance allows a 14 foot maximum height. The property is approximately 21,000 SF located at 772 Old Lincoln Highway, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel # 22-023-025-005.

**Appeal #17-18**– Andrew Fedor, owner and applicant, 123 Cobalt Cross Road, Levittown, PA 19057, is seeking a variance from Section 500-903.I to allow a 13 foot by 33 foot concrete patio. The variance is to allow a 34.6% impervious area where the ordinance allows a 30% maximum. The site is approximately 9,388 SF and is located at 123 Cobalt Cross Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-062-263.

**Appeal #17-17** – Lennar Corporation, 2465 Kuser Road, Third Floor, Hamilton, NJ 08690 is applying for the owner, Orchards Industrial Land Associates, L.P, 8 Zelkova Drive, Holland, PA 18966 to seek four (4) variances from the Middletown Township Zoning Ordinance for a proposed 123 lot townhouse development. The first variance is from Section 500-1204.A to allow an impervious surface ratio of 45% where the ordinance requires a 40% maximum. The second variance is from Section 500-1204.C to allow only one type of dwelling unit where the ordinance requires a minimum of two dwelling types when the number of proposed dwellings is between 101 and 200. The third variance is from Section 500-2601.D.(2) to allow 100% of woodlands disturbance where the ordinance allows a maximum 50% woodlands disturbance. A variance is subject to the requirements of 500-2601.D.(2)(a) through (g). The fourth variance is from Sections 500-1204.B.(1) and 500-2605.A.(1) to allow a 25 foot wide buffer yard where the ordinance requires a 75 foot wide buffer adjacent to non-residential uses or districts. The site is approximately 15.9 acres and is located on N. Woodbourne Road between the CSX rail line, Interstate 95 Ramp J and the Cornerstone Office Park in the MR Multi Residential Zoning District, Tax Parcel #s 22-057-004.

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. 1115 prior to the hearing.

Mike McCann, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: April 9, 2017 & April 16, 2017  
-The Advance of Bucks County