

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 27, 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 #15-12 – Don Gravatt, owner and applicant, 337 Playwicki Street, Langhorne, PA 19047 is requesting three variances from the Middletown Township Zoning Ordinance in order to place a 14 foot by 18 foot (252 SF) shed on the property. The first variance is from Section 500-903.D to allow a 26.6% building coverage where the ordinance allows a 20% maximum. The second variance is from Section 500-903.I to allow a 38.2% maximum impervious surface ratio where the ordinance allows a 30% maximum. The third variance is from Section 500-2402.A.(3) to allow the shed area (252 SF) to be greater than 3% of the lot area (243 SF). The existing house has a non-conforming 8 foot front yard setback where the ordinance requires a 25 foot minimum, a non-conforming 23.4% building coverage, a non-conforming 35.5% impervious surface ratio and the lot area is 8,105 SF where the ordinance requires a 10,000 SF minimum. The property is located at 337 Playwicki Street, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-012-059.

Appeal #15-18 – Daniel Kelly, owner and applicant, 61 Crystal Road, Levittown, PA 19057 is requesting two variances from the Middletown Township Zoning Ordinance in order to widen the driveway by 202 SF and add a 33 SF roof over the front entry way. The first variance is from Section 500-903.D to allow a 30.3% building coverage where the ordinance allows a 20% maximum. The second variance is from Section 500-903.I to allow a 42.9% maximum impervious surface ratio where the ordinance allows a 30% maximum. The existing property is non-conforming at 30.0% building coverage, 39.6% impervious surface ratio and the lot area is 7,000 SF where the ordinance requires a 10,000 SF minimum. The property is located at 61 Crystal Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-055-113.

Appeal #15-19 – Stephan Mellor, Jr., owner and applicant, 840 Avenue C, Langhorne, PA 19047 is requesting four variances from the Middletown Township Zoning Ordinance in order to install a 20 foot by 20 foot (400 SF) by 18 foot high detached garage. The first variance is from Section 500-903.F to allow the detached garage with a 13 foot front yard setback where the ordinance allows a 25 foot setback. The second variance is from Section 500-2402.A.(2) to allow the detached garage not to be 10 feet farther back from the rearmost portion of the house. The third variance is from Section 500-2402.A.(3) to allow the detached garage area (400 SF) to be greater than 3% of the lot area (354 SF). The fourth variance is from Section 500-2402.A.(3) to allow an 18 foot high detached garage height where the ordinance allows a 14 foot height maximum. The existing house is non-conforming with an 11 foot front yard setback. The property area is 11,786 SF and is located at 840 Avenue C, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-016-189.

Appeal #15-20 – Kwon Yong, owner and applicant, 1664 Redwood Avenue, Langhorne, PA 19047 is requesting two variances from the Middletown Township Zoning Ordinance in order to install an 8 foot by 8 foot by 10 foot high shed. The property fronts on Redwood Avenue and two paper streets – Elmwood and Wisteria Avenues. The first variance is from Section 500-903.F to allow the shed with a 7 foot front yard setback on Elmwood Avenue where the ordinance allows a 25 foot setback. The second variance is from Section 500-2402.A.(2) to allow the shed not to be 10 feet farther back from the rearmost portion of the house. The property area is 27,086 SF and is located at 1664 Redwood Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-008-084.

Appeal #15-21 – Bank of America, applicant, 101 North Tryon Street, Charlotte, NC 28202 is applying for Sports Authority, Inc., 1050 W. Hampden Avenue, Engelwood, CO, 80110 to request five variances from the Middletown Township Zoning Ordinance in order to install a 21 SF ATM kiosk within the parking lot of Sports Authority. The first variance is from Section 500-1603.D to allow a 87.7% maximum impervious surface ratio where the ordinance allows a 60% maximum. The existing site is non-conforming at 87.6%. The second variance is from Section 500-2702.G.(2).(b) to allow 181 parking spaces where the ordinance requires 201 spaces based on five spaces per 1000 SF of gross leasable area. The existing number of parking spaces is 191. The third variance is from Section 500-2811.B.(3).(c) to allow a sign on the front façade to be 11.25 SF where the ordinance requires a 6.31 SF maximum sign area (10% of front façade area). The fourth variance is from Section 500-2811.B.(3).(c) to allow a sign on each side façade to be 4.16 SF where the ordinance requires a 1.17 SF maximum sign area (5% of each side façade area). The fifth variance is from Section 500-2811.B.(3).(c) to allow a sign on the rear façade to be 11.25 SF where the ordinance requires a 3.16 SF maximum sign area (5% of rear façade area). The property area is 4.019 acres and is located at 2375 East Lincoln Highway, Langhorne, PA 19047 in the CS Shopping Center Zoning District, Tax Parcel # 22-057-048-002.

Appeal #15-22 – Victoria Benn, owner and applicant, 810 Harrison Avenue, Langhorne, PA 19047 is requesting two variances from the Middletown Township Zoning Ordinance in order to install a privacy fence. The property is a corner lot at Adams and Harrison Avenue with the house and driveway fronting on Harrison Avenue. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Adams Avenue. The second variance is from Section 500-2305.C.(4) to allow the fence to be 2 feet from the inner edge of the sidewalk where the ordinance requires an 8 foot separation. The property area is 13,062 SF and is located at 810 Harrison Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-036-077-001.

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: May 10, 2015 & May 17, 2015
-The Advance of Bucks County