

## **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, June 12, 2019 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 #19-26** - Jeff Chamberlain, owner and applicant, 2 Upland Road, Levittown, PA 19056 is requiring two zoning variances from the Middletown Township Zoning Ordinance to install a 140 SF shed. The first variance is from Section 500-2402.A.(2) to not have the shed be placed at least 10 feet farther back than the rearmost portion of the house. The second variance is from Section 500-903.F to have the shed be placed within the front yard setback of Upper Orchard Drive. The property is a corner lot fronting on Upland Road and is approximately 10,545 SF and is located at 2 Upland Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel # 22-053-350.

**Appeal #19-27** – Energy Express, LLC d/b/a ECI Comfort, applicant, 2136 Bristol Pike, Bensalem, PA 19020 is applying for the owner Artcraft Machine & Tool Corp., 653 Parmentier Road, Warminster, PA 18974 to request ten (10) zoning variances from the Middletown Township Zoning Ordinance for a proposed minor subdivision. The first variance is from Section 500-902 to allow an industrial building and accessory office building on Lot 2. The second variance is from Section 500-903.A to allow an 8,000 SF lot area for Lot 1 where the ordinance requires a 10,000 SF minimum. The third variance is from Section 500-903.B to allow a minimum lot width of 77 feet for Lot 1 where the ordinance requires 80 feet. The fourth variance is from Section 500-903.D to allow a maximum building coverage of 30% for Lot 2 where the ordinance requires 20%. The fifth variance is from Section 500-903.G to allow minimum side yards of 7 feet and 2 feet for Lots 1 and 2 where the ordinance requires a 10 foot minimum. The sixth variance is from Section 500-903.H to allow a 40% and a 59% maximum impervious surface areas for lots 1 and 2 where the ordinance requires a 30% maximum. The seventh variance is from Section 500-2301 to allow the subdivision of an existing non-conforming lot into two non-conforming lots. The eighth variance is from Section 500-2602.B.(1) to allow a 25 SF building envelope on Lot 1 where the ordinance requires a 3,500 SF envelope for subdivided lots. The ninth variance is from Section 500-2604 to not provide open space and recreational area. The tenth variance is from Section 500-2605 to not require buffer yards between the existing manufacturing use on Lot 2 and the adjacent residential areas. The existing front yard setbacks for the three existing buildings are all non-conforming. The property is approximately 44,559 SF and is located at 1115 W. Gillam Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel #s 22-013-197.

**Appeal #19-28** – Kristen Lane, owner and applicant, 9 Walnut Way, Langhorne, PA 19047 is requiring two zoning variances from the Middletown Township Zoning Ordinance to install a privacy fence. The variances are from Section 500-2305.C.(3) to place the privacy fence within the front yard setback of Walnut Way and to have the fence 3 feet from the sidewalk where the ordinance requires an 8 foot separation. The property is a corner lot and is approximately 14,988 SF and is located at 9 Walnut Way, Langhorne, PA 19047 in the RA-2 Residence Agricultural Zoning District, Tax Parcel # 22-031-059-009.

**Appeal #19-31** – Microorigin Ventures, Inc and Vamsi Krishna Jupodi, owner and applicant, 615 Sunderland Avenue, Chester Springs, PA 19425 is applying for two zoning variances from the Middletown Township Zoning Ordinance for the existing building additions. The first variance is from Section 500-903.D to allow a 30.4% building coverage where the ordinance requires a 20% maximum. The second variance is from Section 500-903.I to allow a 42.8% impervious surface ratio where the ordinance requires a 30% maximum. The property is nonconforming with a 7,780 SF lot area where the

ordinance requires a 10,000 SF minimum and is located at 81 Hedge Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel # 22-047-150.

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: May 26, 2019 & June 2, 2019  
The Advance of Bucks County