

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 22, 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 #16-23 – CONTINUED TO JULY 13 - Co-Mans, Inc., owner and applicant, 690 East Parker Street, Langhorne, PA 19047 is seeking three (3) variances from the Middletown Township Zoning Ordinance to construct a 500 SF building addition that will serve as a hallway and meeting room. Co-Mans, Inc. is a non-profit corporation that houses chronically mentally ill individuals able to reside on their own. The zoning for the site is a combination of use group 4 (office) and use group 5 (non-profit institution) in the A-O Apartment - Office district. The first variance is from Section 500-1104.F.(2) to allow a side yard setback of 5 feet where the ordinance requires a 20 foot minimum. The second variance is from Section 500-2702.H to not provide one off-street parking space for each two-hundred (200) square feet of total office floor area. Currently there are no on-site parking spaces. Parking is shared with the condominium parking areas. The third variance is from Section 500-2603.(I).(1).(c) and from the Floodplain Ordinance 15-01 Section 4.02.B.2.i to allow construction of a building addition within the FEMA AE floodplain area with no increase in the base flood elevation and no increase in flood velocity. The site is approximately 12,353 SF located at 690 East Parker Street, Langhorne, PA 19047 in the A-O Apartment - Office District, Tax Parcel # 22-020-119.

Appeal #16-26 – Don Myers, applicant, 31 Dolphin Road, Levittown, PA 19056 is applying for the owner, Armand Avicolti, 31 Dolphin Road, Levittown, PA 19056 to seek two (2) variances from the Middletown Township Zoning Ordinance in order to extend and widen an existing driveway by 520 SF. The first variance is from Section 500-903.I to allow a 33.5% impervious surface ratio where the ordinance allows a 30% maximum. The second variance is from Section 500-2702.A to allow off-street parking within 6 feet of the property line where the ordinance requires a side yard setback of 10 feet. The site is non-conforming with an approximate 8,830 SF lot area where the ordinance requires a 10,000 SF minimum lot area and is located at 31 Dolphin Road, Levittown, PA 19056 in the R-2 Residence District, Tax Parcel # 22-049-031.

Appeal #16-27 – Thomas Micklas, owner and applicant, 953 Avenue E, Langhorne, PA 19047 is seeking a variance from the Middletown Township Zoning Ordinance in order to construct a privacy fence as a replacement for an existing chain link fence. The variance is from Section 500-2305.C.3 to allow a privacy fence within the front yard setbacks of Avenue E and Prospect Avenue. The site is a corner lot on Avenue E and Prospect Avenue and is non-conforming with an approximate 8,400 SF lot area where the ordinance requires a 10,000 SF minimum lot area and is located at 953 Avenue E, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel # 22-019-001.

Appeal #16-28 – William Smith, owner and applicant, 31 Crown Road, Levittown, PA 19057 is applying for three (3) variances from the Middletown Township Zoning Ordinance in order to construct a 12 foot by 25 foot attached garage. The first variance is from Section 500-903.D to allow a building coverage of 22.9% where the ordinance requires a 20% maximum. The second variance is from Section 500-903.I to allow a 33.5% impervious surface ratio where the ordinance allows a 30% maximum. The third variance is from Section 500-903.G to allow a less than 1 foot side yard setback where the ordinance requires a 10 foot minimum. The site is non-conforming with an approximate 8,208 SF lot area where the ordinance requires a 10,000 SF minimum lot area and is located at 31 Crown Road, Levittown, PA 19057 in the R-2 Residence District, Tax Parcel # 22-062-121.

Appeal #16-29 – Daryl Zeiger, owner and applicant, 207 Cobalt Ridge Drive South, Levittown, PA 19057 is applying for two (2) variances from the Middletown Township Zoning Ordinance in order to construct a 1,215 SF concrete patio and 897 SF driveway expansion. The first variance is from Section 500-903.I to allow a 52.5% impervious surface ratio where the ordinance allows a 30% maximum. The second variance is from Section 500-2702.A to allow off-street parking within 6 feet of the property line where the ordinance requires a 12 foot minimum distance from the property line. The site is non-conforming with an approximate 8,207 SF lot area where the ordinance requires a 10,000 SF minimum lot area and is located at 207 Cobalt Ridge Drive South, Levittown, PA 19057 in the R-2 Residence District, Tax Parcel # 22-061-361.

Appeal #16-30 – McHales, Inc., owner and applicant, 2450 Trenton Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance in order to install a 40 SF LED message sign. The variance is from Section 500-2810.A.(2) to allow an LED changeable copy sign in a P Professional zoning district. The site is approximately 0.65 acres and is located at 2450 Trenton Road, Levittown, PA 19056 in the P Professional District, Tax Parcel # 22-051-196.

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: June 5, 2016 & June 12, 2016
-The Advance of Bucks County