

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, July 13, 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 27, 2016 - 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 #16-29 – CONTINUED FROM JUNE 22, 2016 - 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 #16-31 – Sharon Sottung, owner & applicant, 368 Green Valley Road, Langhorne, PA 19047 is seeking four (4) variances from the Middletown Township Zoning Ordinance in order to construct a 28 foot by 30 foot by 15.5 foot high detached garage. The first variance is from Section 500-2402.A.(2) to allow the garage to not be 10 feet farther back from the street line than the rearmost portion of the main house. The second variance is from Section 500-503.F to allow a 25 foot front yard setback for the detached garage where the ordinance requires a 50 foot minimum. The third variance is from Section 500-2402.A.(3) to allow an 840 SF detached garage where the ordinance allows a 500 SF maximum. The fourth variance is also from Section 500-2402.A.(3) to allow a 15.5 foot high detached garage where the ordinance allows a 14 foot high maximum. The site is comprised of two tax parcel numbers which total approximately 38,415 SF and is located at 368 Green Valley Road, Langhorne, PA 19047 in the RA-2 Residence Agricultural District, Tax Parcels # 22-070-021-001 & 22-070-022.

Appeal #16-32 – Herman Goldiner, owner and applicant, 217 Apple Street, Levittown, PA 19057 is seeking two (2) variances from the Middletown Township Zoning Ordinance in order to have a 12 foot by 24 foot shed at least 3 feet from the property line and have a rental apartment unit as part of the existing house. The first variance is from Section 500-2402.A.(2) to allow the shed to not be 10 feet farther back from the street line than the rearmost portion of the main house. The second variance is from Section 500-802 to allow a rental unit in addition to the single family dwelling. The shed is on the property and the rental unit is existing and has been in operation without zoning approval. The site is approximately

25,070 SF and is located at 217 Apple Street, Levittown, PA 19057 in the R-1 Residence District, Tax Parcel # 22-051-271.

Appeal #16-33 – Angilina Brett, owner and applicant, 338 Parkway Avenue, Langhorne PA 19047 is applying for four (4) variances from the Middletown Township Zoning Ordinance in order to construct a 1,003 SF detached garage, a 779 SF first floor addition with an in-law suite, a 328 SF porch addition, a 540 SF driveway addition and a 978 SF patio for an in-ground pool. The first variance is from Section 500-903.D to allow a building coverage of 24.3% where the ordinance requires a 20% maximum. The second variance is from Section 500-903.I to allow a 40.3% impervious surface ratio where the ordinance allows a 30% maximum. The third variance is from Section 500-902 to allow an in-law suite. The fourth variance is from Section 500-2402.A.(3) to allow a 1,003 SF detached garage where the ordinance requires a 500 SF maximum. The site is approximately 17,480 SF and is located at 338 Parkway Avenue, Langhorne PA 19047 in the R-2 Residence District, Tax Parcel # 22-049-520.

Appeal #16-34 – Michael Gesauldo, owner and applicant, 1739 Country Lane, Langhorne, PA 19047 is applying for two (2) variances from the Middletown Township Zoning Ordinance in order to construct a 900 SF detached garage. The first variance is from Section 500-2402.A.(3) to allow a 900 SF detached garage where the ordinance allows a 500 SF maximum. The second variance is also from Section 500-2402.A.(3) to allow an 18.5 foot high detached garage where the ordinance requires a 14 foot maximum. The site is approximately 37,700 SF and is located at 1739 Country Lane, Langhorne, PA 19047 in the RA-2 Residence Agricultural District, Tax Parcel # 22-067-001.

Appeal #16-35 – Raymond Styer, owner and applicant, 810 Avenue E, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance in order to construct a 240 SF shed. The variance is from Section 500-2402.A.(2) to allow the shed to not be 10 feet farther back from the street line than the rearmost portion of the main house. The site is approximately 12,000 SF and is located at 810 Avenue E, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel # 22-017-183-001.

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. 1115 prior to the hearing.

Mike McCann, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: June 26, 2016 & July 3, 2016

-The Advance of Bucks County