

## 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 25, 2018 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 #18-35** – Edwin S. Vile III, owner & applicant, 221 Reetz Avenue, Hulmeville, PA 19047 is seeking three variances from the Middletown Township Zoning Ordinance to construct a single family dwelling on the vacant lot. The first variance is from Section 500-803.D to allow a 28.6% building coverage where the ordinance requires a 20% maximum. The second variance is from Section 500-803.F to allow a 14.5 foot front yard setback along Reetz Avenue where the ordinance requires a 35 foot minimum. The third variance is from Section 500-803.I to allow a 35.6% impervious coverage ratio where the ordinance requires a 30% maximum. The lot is located at the corner of Reetz and Harding Avenues, Hulmeville, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-037-019-001.

**Appeal #18-36** – Michael Smyth is the applicant and is applying for the owner, Fredua Manuh, 212 Paxson Lane, Langhorne, PA 19047 to seek a variance from the Middletown Township Zoning Ordinance to install a privacy fence. The variance is from Section 500-2305.C.(3) to allow the privacy fence within the front yard setback along Paxson Lane at least 8 feet from the edge of sidewalk. The property is a corner lot with the house fronting on Flint Road. The lot is approximately 20,000 SF and is located at 212 Paxson Lane, Langhorne, PA 19047 in the R-1 Modified Residence Zoning District, Tax Parcel # 22-081-245.

**Appeal #18-32** – Equity Building Group, LLC, owner & applicant, 116 N. Bellevue Avenue, Langhorne, PA 19047 is seeking eight variances from the Middletown Township Zoning Ordinance to construct a 1,632 SF two story building that includes 1,440 SF of office space on the first floor and two rental apartments on the second floor. The first variance is from Section 500-902 to allow an office use in an R-2 Residence zoning district. The second variance is from Section 500-902 to allow two apartment uses in an R-2 Residence zoning district. The third variance is from Section 500-903.D to allow a 23.5% building coverage where the ordinance requires a 20% maximum. The fourth variance is from Section 500-903.I to allow a 60.2% impervious coverage ratio where the ordinance requires a 30% maximum. The fifth variance is from Section 500-903.F to allow a 10.35 foot front yard setback along West Lincoln Highway where the ordinance requires a 25 foot minimum. The sixth variance is from Section 500-903.G to allow a 9.64 foot side yard setback where the ordinance requires a 10 foot minimum. The seventh variance is from Section 500-2702.H to allow 8 parking spaces instead of the required 11 spaces. The eighth variance is from Section 500-2702.A to allow the parking spaces to be 9.45 feet from the side property line where the ordinance requires 12 feet. The lot is located at 1222 W. Lincoln Highway, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-019-056-001.

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: July 8, 2018 & July 15, 2018  
The Advance of Bucks County