

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 22, 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 #15-25 – Chad Stellato, owner and applicant, 3921 Avenue B, Newportville, PA 19056 is requesting three variances from the Middletown Township Zoning Ordinance for a new home presently under construction at 220 Sumac Street, Langhorne, PA. The new house grading permit was approved for a land disturbance of 15,165 SF. The applicant has cleared an additional 8,123 SF (0.19 acres) that creates three zoning variance requirements. The first variance is from Section 500-2601.C.(1) to allow a 51% disturbance of 8 to 15% steep slope areas where the ordinance allows a 50% maximum disturbance. The second variance is from Section 500-2601.C.(2) to allow a 38.6% disturbance of 15 to 25% steep slope areas where the ordinance allows a 30% maximum disturbance. The third variance is from Section 500-2601.D.(1) to allow a 31.7% clearing of woodlands in environmentally sensitive areas where the ordinance allows a 20% maximum clearing of woodlands. Per Section 500-2601.D.(2).(a), the woodland area cleared in excess of 20% shall be replaced at a rate of 100 trees per acre. An 11.7% clearing of trees over the allowed 20% has occurred, therefore 15 trees (100 trees x 0.15 acres) shall be replanted on site or placed in the Township tree fund. The property is 57,310 SF and is located at 220 Sumac Street, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-012-082.

Appeal #15-28 – Gloria Gillespie, owner and applicant, 16 Upland Road, Levittown, PA 19056 is requesting a variance from the Middletown Township Zoning Ordinance in order to install a 283 SF concrete walk around a pool. The variance is from Section 500-903.I to allow a 33.9% maximum impervious surface ratio where the ordinance allows a 30% maximum. The existing property is non-conforming at 31.8% impervious surface ratio. The property is 10,235 SF and is located at 16 Upland Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel # 22-053-354.

Appeal #15-29 – Tom Wheeler, applicant, 101 Main Street, Hulmeville, PA 19047 is applying for John Steffi, owner at 149 Roberts Ave., Levittown, PA 19057 to request a variance from the Middletown Township Zoning Ordinance from Section 500-802 to allow an in-law suite in a proposed 880 SF building addition to the existing house and garage. The property is a corner lot on Roberts Ave. and Center Street with the house and driveway fronting on Roberts Ave. The existing house is non-conforming with a 24.5 foot rear yard setback where the ordinance requires a 35 foot minimum setback. The proposed addition is being extended along the building lines of the existing non-conformity. The property is 20,140 SF and is located at 149 Roberts Ave., Levittown, PA 19057 in the R-1 Residence Zoning District, Tax Parcel # 22-055-068.

Appeal #15-30 – Tom Gulla, owner and applicant, 35 Sweet Gum Road, Levittown, PA 19056 is requesting a variance from the Middletown Township Zoning Ordinance from Section 500-2305.C.3 to allow a privacy fence along the west side of the property to extend to the road right-of-line or 8' from the cartway within the 35 foot front yard setback. The property is located at 35 Sweet Gum Road, Levittown, PA 19056 in the R-1 Residence Zoning District, Tax Parcel # 22-053-174.

Appeal #15-31 – Today Inc., applicant, 1900 N. Woodbourne Road, Langhorne, PA 19047 is applying for the Neshaminy Water Resources Authority of Bucks County, owner at P.O. Box 98, Newtown, PA 18940 to request a special exception from the Middletown Township Zoning Ordinance in order to install a 100 foot long by 40 foot wide by 10 foot high temporary housing unit with 16 beds. The special exception is from Sections 500-2405.A and 500-2405.C to allow the temporary structure for more than 30 days in any 1 year period. The property use is an existing health treatment / educational facility. The site

area is 25.9 acres and is located at 1900 N. Woodbourne Road, Langhorne, PA 19047 in the OR Open Recreation Zoning District, Tax Parcel # 22-031-015.

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: July 5, 2015 & July 12, 2015
-The Advance of Bucks County