

## 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, August 10, 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 #16-37** – John Schweizer, owner & applicant, 15 Harp Road, Levittown, PA 19056 is seeking a variance from the Middletown Township Zoning Ordinance in order to construct a 10 foot by 14 foot by 9.5 foot high 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 non-conforming with an approximate 8,370 SF lot area where the ordinance requires a 10,000 SF minimum lot area and is located 15 Harp Road, Levittown, PA 19056 in the R-2 Residence District, Tax Parcel # 22-046-289.

**Appeal #16-23 – CONTINUED** - 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.

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 24, 2016 & July 31, 2016  
-The Advance of Bucks County