

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 14, 2019 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 #19-38 – Mark Maher, owner and applicant, 1573 Highland Avenue Langhorne, PA 19047 is applying for a zoning variance from Section 500-902 of the Middletown Township Zoning Ordinance to allow the continued use of a second floor rental apartment in the primary residence. The property is approximately 1.4 acres and is located at 1573 Highland Avenue Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-016-017-001.

Appeal #19-39 – Keith & Christina McGowan, owner and applicant, 4 Walnut Way, Langhorne, PA 19047 are applying for a zoning variance from Section 500-803.I of the Middletown Township Zoning Ordinance to construct a 480 SF patio that causes a 33.8% impervious surface ratio where the ordinance requires a 30% maximum. The property is approximately 12,389 SF and is located at 4 Walnut Way, Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-031-059-004.

Appeal #19-40 – Kyle Brennan, owner and applicant, 89 Crystal Road, Levittown, PA 19057 is requiring two zoning variances from the Middletown Township Zoning Ordinance to install a privacy fence. The variances are from Section 500-2305.C.(3) to place the privacy fence within the front yard setback of Crystal Place and to have the fence 6 feet from the sidewalk where the ordinance requires an 8 foot separation. The property is a corner lot and is approximately 8,000 SF and is located at 89 Crystal Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-055-096.

Appeal #19-41 – McDonald's USA, LLC, applicant, 64 Harbor Drive, Hammonton, NJ 08037 is applying for the owner McDonald's Corporation, 110 N. Carpenter Street, Chicago, IL 60607 to request two zoning variances from the Middletown Township Zoning Ordinance for a proposed remodeling of the existing building and the addition of a drive through lane to the existing drive through lane. The first variance is from Section 500-2702.D to permit 83 parking spaces in lieu of the required 113 spaces. The addition of the drive through lane eliminates three existing spaces. The second variance is from Section 500-2811.B.(3).(a) to permit more than one wall sign per building façade. The property is located at 749 East Lincoln Highway, Langhorne, PA 19047 and is approximately 4.1 acres in the C Commercial and R-2 Residence Zoning Districts, Tax Parcel # 22-042-018.

Appeal #19-42 – Wendy Robson, owner and applicant, 2 Quest Road, Levittown, PA 19057 is applying for two zoning variances from the Middletown Township Zoning Ordinance to install a 240 SF shed. The first variance is from Section 500-2402.A.(2) to not have the shed be placed at least 10 feet farther back than the rearmost portion of the house. The second variance is from Section 500-2402.A.(3) to allow a total accessory building area of 456 SF where the ordinance allows 269 SF which is 3% of the lot area. The property is non-conforming with an 8,960 SF lot area where the ordinance requires a 10,000 SF minimum and is located at 2 Quest Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-064-007.

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 28, 2019 & August 4, 2019
The Advance of Bucks County