

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, September 28, 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 #16-39 – CONTINUED TO OCTOBER 12 - Glenn Hatch, applicant, 3228 Malinda Drive, Bristol, PA 19007 is applying for the owner, Curtis Building Co., Inc., PO Box 415, Jenkintown, PA 19046 to seek seven (7) variances from the Middletown Township Zoning Ordinance in order to construct a 40 foot by 25 foot, 1,000 SF new house at the corner of Adams Avenue and Trenton Road. The first variance is from Section 500-803.A to allow a lot area of 3,800 SF where the ordinance requires a 15,000 SF minimum lot area. The second variance is from Section 500-903.F to allow a 5 foot front yard setback along Adams Avenue and a 29 foot front yard setback along Trenton Road where the ordinance requires a 35 foot minimum. The third variance is from Section 500-903.D to allow a 26.32% building coverage where the ordinance requires a 20% maximum. The fourth variance is from Section 500-903.I to allow a 46% impervious surface ratio where the ordinance requires a 30% maximum. The fifth variance is from Section 500-903.B to allow a 95 foot lot width where the ordinance requires a 100 foot minimum. The sixth variance is from Section 500-2602.B to allow no measurable building envelope since a front yard and the rear yard setback overlap. The ordinance requires a 3,500 SF minimum building envelope. The seventh variance is from Section 500-803.H to allow a 10 foot rear yard setback where the ordinance requires a 35 foot minimum. The site is 3,800 SF where the ordinance requires a 15,000 SF minimum lot area and is located at the corner of Adams Avenue and Trenton Road, Langhorne, PA 19047 in the R-1 Residence District, Tax Parcel # 22-037-009.

Appeal #16-47– Steven F. Baum, owner and applicant, 34 Fieldstone Road, Levittown, PA 19056 is requesting three (3) variances from the Middletown Township Zoning Ordinance in order to construct a 90 SF tool shed addition to the side of the existing garage. The first variance is from Section 500-803.G to allow a side yard setback of 8 feet where the ordinance requires a 10 foot minimum. The second variance is from Section 500-803.D to allow a 26.9% building coverage where the ordinance requires a 20% maximum. The existing site is non-conforming at 26.2%. The third variance is from Section 500-803.I to allow a 40.2% impervious surface ratio where the ordinance requires a 30% maximum. The existing site is non-conforming at 39.5%. The site is approximately 12,933 SF where the ordinance requires a 15,000 SF minimum lot area and is located at 34 Fieldstone Road, Levittown, PA 19056 in the R-1 Residence District, Tax Parcel # 22-054-115.

Appeal #16-48– Christopher M. Fahy, owner and applicant, 154 Oakridge Drive, Langhorne, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance in order to construct a 300 SF patio and 50 SF walkway. The variance is from Section 500-1203.F.(5) to allow a 51.4% impervious surface ratio where the ordinance requires a 45% maximum. The site is approximately 4,536 SF and is located at 154 Oakridge Drive, Langhorne, PA 19047 in the MR Multi Residence District, Tax Parcel # 22-066-066.

Appeal #16-49 – Raymond Styer, owner and applicant, 810 Avenue E, Langhorne, PA 19047 is applying for two (2) variances from the Middletown Township Zoning Ordinance in order to construct a 45 foot by 8 foot by 12 foot high front porch. The first variance is from Section 500-903.F to allow a roofed porch with a 17 foot front yard setback where the ordinance requires a 25 foot minimum. The second variance is from Section 500-903.I to allow a 31.5% impervious surface ratio where the ordinance requires a 30% maximum. 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.

Appeal #16-50 – Nate Clifford, owner and applicant, 85 Oxford Drive, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance in order to construct a 300 SF storm/storage structure in the rear yard. The structure is already built as it was permitted as part of the retaining wall project but field inspections show the structure exceeds the allowable building height. The variance is from Section 500-2402.A.(3) to allow a 17 foot average high structure built into the side of a hill where the ordinance requires a 14 foot average maximum height. The site is approximately 10,000 SF and is located at 85 Oxford Drive, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel # 22-009-235.

Appeal #16-51– Community Home Improvement, 3710 Green Lane, Levittown, PA 19057 is applying for the owner, Ron Spaddacino, 14 Quaker Oak Road, Levittown, PA 19056 to request two (2) variances from the Middletown Township Zoning Ordinance in order to construct a 21 foot by 8 foot front porch and a 12 foot by 8 foot bedroom addition to the front of the existing house. The first variance is from Section 500-903.D to allow a 24.3% building coverage where the ordinance requires a 20% maximum. The existing site is non-conforming at 21.2%. The second variance is from Section 500-903.I to allow a 37.4% impervious surface ratio where the ordinance requires a 30% maximum. The existing site is non-conforming at 34.3%. The site is approximately 8,542 SF where the ordinance requires a 10,000 SF minimum lot area and is located at 14 Quaker Oak Road, Levittown, PA 19056 in the R-2 Residence District, Tax Parcel # 22-065-056.

Appeal #16-55– Community Home Improvement, 3710 Green Lane, Levittown, PA 19057 is applying for the owner, Jennifer Kirschner, 948 Avenue F, Langhorne, PA 19047 to request two (2) variances from the Middletown Township Zoning Ordinance in order to construct a 15 foot by 8 foot addition to the side of the existing house. The first variance is from Section 500-903.D to allow a 21.3% building coverage where the ordinance requires a 20% maximum. The second variance is from Section 500-903.I to allow a 39.2% impervious surface ratio where the ordinance requires a 30% maximum. The existing site is non-conforming at 37.6%. The site is approximately 7,500 SF where the ordinance requires a 10,000 SF minimum lot area and is located at 948 Avenue F, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel # 22-019-003.

Appeal #16-52– Jaclyn Seitz, 95 Terrace Road, Levittown, PA 19056, owner and applicant, is requesting two (2) variances from the Middletown Township Zoning Ordinance in order to construct a walkway and driveway extension. The first variance is from Section 500-903.I to allow a 35% impervious surface ratio where the ordinance requires a 30% maximum. The second variance is from Section 500- 2702.A to allow the driveway to be 5 feet from the side property line where the ordinance requires a 12 foot separation. The site is approximately 8,400 SF where the ordinance requires a 10,000 SF minimum lot area and is located at 95 Terrace Road, Levittown, PA 19056 in the R-2 Residence District, Tax Parcel # 22-048-037.

Appeal #16-53– Lourdes Benitez, owner and applicant, 43 Colby Lane, Langhorne, PA 19047 is requesting four variances from the Middletown Township Zoning Ordinance to allow an existing 180 SF shed that was installed without a permit. The first variance is from Section 500-903.D to allow a 22.1% building coverage where the ordinance allows a 20% maximum. The second variance is from Section 500-903.I to allow 42% impervious surface ratio where the ordinance allows a 30% maximum. The existing site is non-conforming at 40.6%. The third variance is from Section 500-903.F to allow the shed within the front yard setback of Windham Drive. The fourth variance is from Section 2402.A.(2) to allow the shed to not be ten (10) feet farther back from the street line than the rearmost portion of the main building. The site is approximately 13,350 SF and is located at 43 Colby Lane, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel # 22-074-057.

Appeal #16-54 – Eva Csordasne, owner and applicant, 534 Old Mill Drive, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance in order to construct a 14 foot by 14 foot deck to the rear of the house. The variance is from Section 500-603.H to allow a 12 foot rear yard setback where the ordinance requires a 50 foot minimum. The existing house and most of the houses in Old Mill Woods are nonconforming with most dimensional requirements of the RA-3 district. The site is approximately 8,000 SF where the ordinance requires a 22,500 SF minimum lot area and is located at

534 Old Mill Drive, Langhorne, PA 19047 in the RA-3 Residence Agricultural District, Tax Parcel # 22-025-063.

Appeal #16-43 – The Marketplace at Oxford Valley, L.P., owner and applicant, 25 A Hanover Road, Suite 350, Florham Park, NJ 07932-1407 is applying for three (3) variances from the Middletown Township Zoning Ordinance in order to construct a 4,550 SF pad site in the existing parking lot of the Oxford Valley Center to feature two future restaurants. The shopping center site is made up of two parcels with Lot 1 being owned by Marshall Field Stores, Inc., TMP #22-040-026-009 and Lot 2 with the proposed building pad being owned by the Marketplace at Oxford Valley, L.P., TMP #22-040-026-010. There is a reciprocal parking easement between the two lots. The first variance is from Section 500-2702.G.(2).(b) to allow 294 parking spaces in the shopping center complex (Lot 1 and Lot 2) where the ordinance requires 359 parking spaces. The existing site is nonconforming with 342 parking spaces. The proposed pad site will eliminate 48 parking spaces. The second variance is from Section 500-1603.F.(2) to allow a 15 foot side yard setback where the ordinance requires a 25 foot minimum. The third variance is from Section 500-2804.A to allow a directional sign 5 feet from the curb line of an internal driveway where the ordinance requires a 10 foot distance. The site is approximately 6.7 acres and is located at 2339 East Lincoln Highway, Langhorne, PA 19047 in the CS Shopping Center District, Tax Parcel # #22-040-026-010.

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: September 11, 2016 & September 18, 2016
-The Advance of Bucks County