

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, October 27, 2021 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 #21-71 – CFT NV Development, LLC., 1120 N. Town Center Dr., Suite 150, Las Vegas, NV 89144, applicant, and Emirham, LLC, 371 Elm St., New Haven, CT, 06511, owner, are applying for variances and a special exception from the Middletown Township Zoning Ordinance. The special exception is from Section 500-1502.D.(2) to permit a restaurant having a drive-in or takeout service. The first variance is from Section 500-1502.D.(2)(a) to permit special exception use restaurants having drive-in or takeout service within 500 feet of an existing residence. The second variance is from Section 500-2702, which references SALDO Section 440-421.E to permit standard automobile parking spaces to be nine feet wide by eighteen feet long. The third variance is from Section 500-2702, which references SALDO Section 440-421.E(4) to permit parking within 15 feet of an outside building wall. The existing lot has an area of approximately 69,697 SF, at 2029 Lincoln Highway, Langhorne, PA 19047 in the C - Commercial Zoning District, tax parcels # 22-040-025-008.

Appeal #21-72 – Daniel & Elissa Marino, 67 Silverbell Rd., Levittown, PA 19056, applicant and owner, are applying for a variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-2404.A for a swimming pool within the front yard setback. The existing lot has a non-conforming area of approximately 14,973 SF where the requirement is a 15,000 SF minimum, at 67 Silverbell Rd., Levittown, PA 19056 in the R-1 Residence Zoning District, tax parcels # 22-053-121.

Appeal #21-73 – Pankaj Patel, 79 Red Ridge Rd., Levittown, PA 19056, applicant and Kenneth Reardon, 1539 Highland Ave., Langhorne, PA 19047, owner, are applying for a variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-903.G for a to permit a side yard setback of 5 feet and an aggregate of 15feet, where the requirement is a minimum of 10 feet and an aggregate of 25 feet. The existing lot has a non-conforming area of approximately 5,000 SF where the requirement is a 10,000 SF minimum, at Sunset Ave., Langhorne, PA 19047in the R-2 Residence Zoning District, tax parcels # 22-045-308.

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 Building & Zoning Office at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 10, 2021 & October 17, 2021
The Advance of Bucks County