

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, March 23, 2022 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #21-83 – For the property at or about 469 East Maple Avenue, Langhorne, PA 19047, tax parcel #'s 22-021-055 and 22-021-055-002. Wood Services, Inc., applicant and property owner, is requesting variances from the Middletown Township Zoning Ordinance to construct an apartment building. The first variance is from Section 500-802 to permit an apartment use. The second variance is from Section 500-803.C to allow a density of 2.74 dwelling units per acre, where a maximum density of 2 dwelling units per acre is allowed. The third variance is from Section 500-803.E to permit a building height of 54 feet, where buildings cannot exceed a maximum height of 35 feet. The currently developed property is located in the R-1 Residence Zoning District and contains, in part, the Beechwood residences.

Appeal #22-7 – For the property at 29 Spindletree Road, Levittown, PA 19056, tax parcel # 22-053-258. Laura Layton, applicant and property owner, is requesting a variance from the Middletown Township Zoning Ordinance for the location of a 200 square foot shed. The variance is from Section 500-803.I to allow an impervious coverage of 32.14%, where a maximum of 30% is allowed. The property's lot size is approximately 12,000 square feet and located in the R-1 Residence Zoning District. The property's lot size is nonconforming to the 15,000 square foot minimum lot size requirement of the R-1 District.

Appeal #22-9 – For the property at 29 Midway Avenue, Hulmeville, PA 19047, tax parcel # 22-058-004. Nicholas Ciervo, applicant and the property owner, is requesting two variances from the Middletown Township Zoning Ordinance for the construction of an 844 square foot garage building. Both variances are from Section 500-2402.A.(3). The first is to allow an accessory building to exceed the 500 square foot maximum size allowance for accessory buildings. The second is to allow a building height of 18 feet, where accessory buildings cannot exceed a height of 14 feet. The property is approximately 41,643 square feet and located in the R-1 Residence Zoning District.

Appeal #22-10 – For the property at 655 White Ash Drive, Langhorne, PA 19047, tax parcel # 22-077-043. Wayne Lawrence, Jr, applicant and the property owner, is requesting a variance from the Middletown Township Zoning Ordinance for the construction of a 1,220 square foot building addition. The variance is from Section 500-403.G to allow a side yard setback of 20.29 feet, where a 30 foot side yard setback is required. The property is approximately 40,389 square feet and located in the RA-1 Residence Agricultural Zoning District. The property's lot size is nonconforming to the minimum of 1 acre lot size requirement of the RA-1 District.

Appeal #22-11 – For the property at 639 E. Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-041-079. Wawa, Inc., applicant and lessee of the property, is requesting variances from the Middletown Township Zoning Ordinance to locate signage at the property. The first variance is from Section 500-2811.B.(2).(a) to allow two freestanding signs, where only one freestanding sign is allowed. Two variances from Section 500-2811.B.(2).(b) are requested: 1. to allow a total sign area of 180 square feet, where signs cannot exceed a total sign area of 150 square feet; and 2. to allow a sign height of 70 feet, where signs cannot exceed a height of 30 feet. The requested variances are a reduction, modification, and relocation of variances previously granted in 2019. The property is approximately 3.15 acres in size and located in the C Commercial Zoning District.

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 Department at 215-750-3800, ext. 1110 prior to the hearing.

Kevin Strouse, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: March 6, 2022 and March 13, 2022

The Advance of Bucks County