

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, July 27, 2022 at 7:00 P.M. in the Raymond P. Mongillo Senior Community Center, 2140 Trenton Road, Levittown, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #22-29 – For the property at 1146 Bristol Oxford Valley Road, Levittown, PA 19057, tax parcel #22-051-294. White Hill Dental Management, Inc., applicant, is requesting a variance from the Middletown Township Zoning Ordinance for the installation of a 72.4 square foot freestanding sign containing a height of 16 feet. The sign will be for the promotion of a dental office and 4 other businesses within the property's shopping center. The variance is from Section 500-2811.B.(2).(a).[1] to allow a third sign at the property, where a maximum of two signs is allowed. The property's lot size is approximately 6.74 acres, contains two street frontages, and located in the CS Shopping Center Zoning District.

Appeal #22-30 – For a unit within the Lincoln Plaza property at 2500 E. Lincoln Highway, Langhorne, PA 19047, tax parcel #22-057-046 800A. Unit is associated with an address of 2424 E. Lincoln Highway and application lists an address of 1000 Lincoln Highway. Amazon Retail LLC, applicant, is requesting two variances from the Middletown Township Zoning Ordinance to install signage. The first variance is from Section 500-2811.B.(3).(a) to allow two signs on a building's façade, where only one sign per façade is allowed. The second variance is from Section 500-2811.B.(3).(c) and related to two signs: the first is to allow a sign to contain an area 288.62 square feet, where a maximum of 100 square feet is allowed on a building's front façade; and the second is to allow a sign to contain an area of 168 square feet, where a maximum of 60 square feet is allowed on a building's rear façade. The property is approximately 25 acres and located in the GB General Business Zoning District.

Appeal #22-31 – For a unit within the Luxembourg Corporate Center at 304 Corporate Drive East, Langhorne, PA 19047, tax parcel #22-078-009-304. Unitarian Universalist Fellowship, applicant and equitable owner, is requesting a variance from the Middletown Township Zoning Ordinance to establish Sunday church services within an office park. The variance is from Section 500-2003 to allow a religious use in a zoning district where they are not allowed. The unit is approximately 2,700 square feet, within an office campus property that is approximately 16.9 acres, and located in the OC Office Campus Zoning District.

Appeal #22-32 – For the property at 932 Quaker Circle, Langhorne, PA 19047, tax parcel #22-083-164. Tom and Jessica Metzger, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance for the construction of a roof over an already existing patio. The variance is from Section 500-804.F to allow a building coverage of 21.7%, where a property cannot exceed 20% building coverage. The property is approximately 12,053 square feet and located in the R-1 Modified Residence Zoning District.

Appeal #22-33 – For the property at 33 Quartz Road, Levittown, PA 19057, tax parcel #22-065-103. Stephen Donahue, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to construct a building addition and expand the existing driveway, which will also include expanding the existing driveway apron. The first variance is from Section 500-903.D to allow a building coverage of 31.5%, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.I to allow an impervious coverage of 48%, where a property cannot exceed 30% impervious coverage. The third variance is from Section 500-2702.A to allow a driveway to contain a side yard

setback of 2 feet, where 10 feet is required. The fourth variance is from Section 500-2702.A to allow a driveway apron width of 30 feet, where a driveway apron cannot exceed a width of 20 feet. The property is approximately 7,445 square feet, undersized to the 10,000 square foot minimum lot area requirement, currently contains 29.1% building coverage, currently contains 35.4% impervious coverage, and located in the R-2 Residence Zoning District.

Appeal #22-34 – For the property at 7 Twin Oak Way, Levittown, PA 19056, tax parcel #22-051-077. Michael Venezia, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a 240 square shed. The variance is from Section 500-2402.A.(2) to allow the shed's location to be 3 feet from the side of the property's house, where a shed (accessory building) is required to be located at least 10 feet further back into the rear yard than the rearmost portion of the house. The property is approximately 7,885 square feet and located in the R-2 Residence 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 Community Center 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: July 10, 2022 and July 17, 2022

Bucks County Courier Times