

## 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 24, 2014 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 #14-40** – Rob Seewagon, owner and applicant, 757 Linden Ave., Langhorne, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance in order to construct an in-ground pool with a concrete deck. The variance is from Section 500-803.I to allow a 35% impervious surface ratio where the ordinance allows a 30% maximum. The existing lot is non-conforming with a 32.5% impervious surface ratio and the lot area is non-conforming with an area of 11,500 SF where the ordinance requires a 15,000 SF minimum. The property is located at 757 Linden Ave., Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel #22-036-183.

**Appeal #14-41** – Greg Graham, owner and applicant, 15 Homestead Road, Levittown, PA 19056 is that was built without a zoning permit. The first variance is from Section 500-903.D to allow a 22% building coverage ratio where the ordinance allows a 20% maximum. The second variance is from Section 500-903.I to allow a 36.5% impervious coverage ratio where the ordinance allows a 30% maximum. The third variance is from Section 500-903.F to allow a front yard setback of 21 feet along Hunt Road where the ordinance allows a 25 foot minimum. The existing property is a corner lot and is non-conforming with an impervious surface ratio of 32.5% and a lot area of 9,600 SF where the ordinance requires a 10,000 SF minimum. The property is located at 15 Homestead Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel #22-050-109.

**Appeal #14-42** – Revonah Construction Co., LLC, owner and applicant, 1005 Floral Vale Boulevard, Yardley, PA 19067 is requesting three variances from the Middletown Township Zoning Ordinance in order to create a three lot subdivision at 1755 Fulling Mill Road, Langhorne, PA 19047. The proposed subdivision will create two future buildable lots and the third lot will be merged with the property owner behind the parcel. Two variances are from Section 500-503.B to allow a lot width of 106.73 feet on proposed Lot 1 and a lot width of 107.24 feet on proposed Lot 2 where the ordinance requires a 125 foot minimum. The third variance is from Section 500-503.C to allow a maximum density of 1.45 units per acre where the ordinance requires a 1.2 unit per acre maximum. The existing property is 79,954 SF and is located at 1755 Fulling Mill Road, Langhorne, PA 19047 in the RA-2 Residence Agricultural Zoning District, Tax Parcel #22-005-015-001.

**Appeal #14-43** – Kim Ewing, owner and applicant, 40 Fieldstone Road, Levittown, PA 19056 is requesting two variances from the Middletown Township Zoning Ordinance to construct a 23 foot wide by 24 foot deep attached garage. The first variance is from Section 500-903.D to allow a 23% building coverage ratio where the ordinance allows a 20% maximum. The second variance is from Section 500-903.I to allow a 39% impervious coverage ratio where the ordinance allows a 30% maximum. The existing property is non-conforming with an impervious surface ratio of 33%. The property is located at 40 Fieldstone Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel #22-054-116.

**Appeal #14-44** – Levittown Partners, LLC, owner and applicant, 1195 Route 70, Suite 2000, Lakewood, NJ 08701 is requesting a use variance from the Middletown Township Zoning Ordinance in order to allow a 12,000 SF medical use for St. Mary Medical Center for the purpose of x-ray, ultrasound, MRI and CT scans. A medical use building is not permitted in C Commercial or CS Shopping Center Zoning Districts. The 12,000 SF space is part of an existing commercial strip center at 4595 New Falls Road, Levittown, PA 19056. The property is located at 4595 New Falls Road, Levittown, PA 19056 in the C Commercial Zoning District, Tax Parcel #22-059-032.

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. 115 prior to the hearing.

Martin Duffy, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: September 7, 2014, September 14, 2014, September 21, 2014  
-The Advance of Bucks County