

**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, February 10, 2021 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website middletownbucks.org for meeting location)**

Appeal #20-123 Continued – Ron & Lisa Pine, owner & applicant, 35 Highland Park Drive, Levittown, PA 19056, are applying for variances from the Middletown Township Zoning Ordinance to add an inground pool. The variances are from Section 500-903.I for an impervious coverage of 41.87%, where the requirement is a maximum of 30%, Section 500-2601.A to permit a 29% disturbance to the 100-Year Floodplain instead of the allowable 0%, and Section 500-2601.B to permit a 17% disturbance of Floodplain Soils instead of the allowable 0%. The existing lot has a non-conforming area of 8,704 SF where the ordinance requires a 10,000 SF lot minimum at 35 Highland Park Drive, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-046-265.

Appeal #21-01 – AZ Ventures, LLC., applicant, 964 Woodbourne Road, Levittown, PA 19057 and Ahmet Zeka, owner, 2984 Wexford Road, Bensalem, PA 19020, are applying for a variance from the Middletown Township Zoning Ordinance to have a second use of a van parking lot on a lot which currently has a retail store. The variance is from Section 500-1502 to have two uses on a single lot in the C-Commercial Zoning District. The property is approximately 62,291 SF and is located at 964 Woodbourne Road, Levittown, PA 19057, tax parcel # 22-051-190-005

Appeal #21-02 – Brian Ramos, owner & applicant, 6 Spicebush Road, Levittown, PA 19056, is applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-803.D to allow a 24.75% building coverage where the ordinance requires a 20% maximum, Section 500-803.F for a front yard setback of 28' where the ordinance requires 35' front yard setback and Section 500-803.I to allow a 33.09% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 12,000 SF where the ordinance requires a 15,000 SF lot minimum at 6 Spicebush Road, Levittown, PA 19056 in the R-1 Residence Zoning District, tax parcel # 22-053-102.

Appeal #21-03 – Bill Smith, owner & applicant, 31 Crown Road, Levittown, PA 19056, is applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-903.D to allow a 25% building coverage where the ordinance requires a 20% maximum, and Section 500-903.I to allow a 36.5% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 8,208 SF where the ordinance requires a 10,000 SF lot minimum at 31 Crown Road, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-062-121.

Appeal #21-04 – James Sacco, owner & applicant, 88 Dawn Road, Levittown, PA 19056, is applying for a variance from the Middletown Township Zoning Ordinance to add an inground pool. The variance is from Section 500-903.I for an impervious coverage of 34.67%, where the requirement is a maximum of 30%. The existing lot has a conforming area of 10,161 SF where the ordinance requires a 10,000 SF lot minimum at 88 Dawn Road, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-045-590.

Appeal #21-05 – Kay Home Improvement, applicant, 410 Country Lane Circle, Langhorne, PA 19047 and Cindy Campbell, owner, 18 Hawk Road, Levittown, PA 19056, are applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-903.D to allow a 27% building coverage where the ordinance requires a 20% maximum, and Section 500-903.I to allow a 38% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum at 18 Hawk Road, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-046-338.

Appeal #21-06 – PDQ Printing & Graphics, applicant, 308 Basin Park, Bristol, PA 19007 and Klassik Services Investments, LLC, owner, 2 Lipton Lane, Langhorne, PA 19047, are applying for a use variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-1802 to allow a printing, publishing and binding business in the P-Professional Zoning District at 1609 Woodbourne Road, Levittown, PA 19056, tax parcel # 22-22-055-223.

Appeal #21-07 – BT 213 Properties, LP, applicant and owner, 200 Dryden Road, Suite 2000, Dresher, PA 19025, is applying for a variance from the Middletown Township Zoning Ordinance an expansion of a parking lot. The variance is from Section 500-1904.A.(1).(d) for an impervious surface area of 66.6%, where the requirement is a maximum of 60%. The existing lot has a conforming area of 1,046,782 SF where the ordinance requires an 80,000 SF lot minimum at 1600 East Old Lincoln Highway, Langhorne, PA 19047 in the M-1 Light Manufacturing Zoning District, tax parcels # 22-040-024, 22-040-013 & 22-040-013-001.

Appeal #21-08 – Woods Services, Inc., applicant & owner, 40 Martin Gross Drive, Langhorne, PA 19047, is applying for a variance from the Middletown Township Zoning Ordinance to add an accessory structure to their campus. The variance is from Section 500-2402.A.(3) to allow an accessory structure footprint of 3,600 SF where the ordinance allows a maximum of 500 SF. The structure is also proposed to be 25' in height where the ordinance requires a 14' maximum height. The existing lot is located at 40 Martin Gross Drive, Langhorne, PA 19047 in the R-1 Residence zoning district, tax parcel # 22-030-005.

Additional details are posted on the Township website at Middletownbucks.org. **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to PJennis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.**

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is

the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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