

## **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, April 23, 2025 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 #24-79** – For the property at 164 S. Walnut Terrace, Langhorne, PA 19047, tax parcel # 22-008-169. Michael Alexander, applicant and property owner, is seeking seven variances from the Middletown Township Zoning Ordinance to subdivide and construct two single family detached dwellings, one each on the proposed 2 lot subdivision, at the Property. The first variance is from Section 500-903.A to allow a lot area of 7,600 square feet, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.D to allow 22.26% building coverage on lot 1, where a property cannot exceed 20%. The third variance is from Section 500-903.I to allow 31.86% impervious coverage on lot 1, where a property cannot exceed 30%. The fourth variance is from Section 500-2601.C.(1) to allow 100% disturbance of steep slopes containing 8-15%, where disturbance cannot exceed 50%. The fifth variance is from Section 500-2601.C.(2) to allow 100% disturbance of steep slopes containing 15-25%, where disturbance cannot exceed 30%. The sixth variance is from Section 500-2601.C.(3) to allow 100% disturbance of steep slopes greater than 25%, where disturbance cannot exceed 15%. The seventh variance is from Section 500-2602.B.(1) to allow a building envelope area of 2,475 square feet, where 3,500 square feet is required. The property is approximately 15,200 square feet and in the R-2 Residence Zoning District. This application is continued from its January 22, 2025 appearance.

**Appeal #25-6** – For the Property at 640 E. Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-041-026. Winterstar Corporation, applicant, is seeking a special exception and three variances from the Middletown Township Zoning Ordinance to allow a Taco Bell fast food restaurant with a drive-through at the property. The special exception approval is from Section 500-1502.D.(2) to allow a restaurant with drive-through service in the C Commercial Zoning District. The first variance is from Section 500-2702.D to allow 22 off-street parking spaces, where 55 spaces are required. The second variance is from Section 500-1503.D to allow 84.3% impervious coverage, where 60% is required. The 84.3% request is a reduction from the currently nonconforming 85.1% impervious coverage at the property. The third variance is from Section 500-2804.A to allow a 5 foot sign setback from the ultimate right-of-way, where 10 feet is required. The requested sign setback is a reduction from the current nonconforming 2 foot sign setback at the property. The second and third variance requests are only if the Zoning Hearing Board finds they are necessary. The property is approximately 50,854 square feet and in the C Commercial Zoning District. This application is continued from its March 26, 2025 appearance.

**Appeal #25-14** – For the undeveloped property along Glenside Avenue, Langhorne, PA 19047, tax parcel # 22-036-114. The Shetland Group, applicant and property owner, is seeking nine variances from the Middletown Township Zoning Ordinance to construct a single-family detached dwelling at the property. The first variance is from Section 500-803.A to allow a dwelling on a 4,800 square foot lot, where 15,000 square feet is required. The second variance is from Section 500-803.B to allow a dwelling on a lot containing a width of 40 feet, where 100 feet is required. The third variance is from Section 500-803.D to allow 31.5% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-803.F to allow a 25 foot front yard setback, where a 35 foot minimum is required. The fifth variance

is from Section 500-803.G to allow 5 foot and 9 foot side yard setbacks with an aggregate of 14 feet, where a minimum of 10 feet with an aggregate of 30 feet is required. The sixth variance is from Section 500-803.I to allow 35.83% impervious coverage, where a property cannot exceed 30%. The seventh variance is from Section 500-2602.B.(1) to allow a building envelope less than 3,500 square feet. The eight variance is from Section 500-2702.A to allow a driveway to contain a 5 foot side yard setback, where 10 feet is required. The ninth variance is Section 500-2307 to allow the construction of a dwelling without the required open space. The property is approximately 4,800 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size and 100 foot minimum lot width requirements. This application is continued from its March 26, 2025 appearance.

**Appeal #25-17** – For the property at 5 Windham Drive, Langhorne, PA 19047, tax parcel # 22-074-074. Michael Alexander II, applicant, and Bryan and Bethany McGinty, property owner, are seeking two variances from the Middletown Township Zoning Ordinance to build a 104 square foot addition to the property's existing dwelling. The first variance is from Section 500-903.D to allow 25.1% building coverage, where a property cannot exceed 20%. The property currently contains 23.9% building coverage. The second variance is from Section 500-903.I to allow 33.8% impervious coverage, where a property cannot exceed 30%. The addition will go over an existing patio and not further increase the nonconforming impervious coverage percentage. The property is approximately 8,625 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: April 10, 2025 and April 14, 2025

The Bucks County Courier Times