

**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 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 #21-02 Continued – 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 and expanded driveway. 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, Section 500-803.I to allow a 33.09% impervious surface area where the ordinance requires a 30% maximum and Section 500-2702.A. to allow a driveway 3 feet from side yard property line where the ordinance requires a 12 feet minimum. 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 #21-19 – Walter & Lisa Thomas, owner & applicant, 17 Highland Park Place, Levittown, PA 19056, are applying for a variance from the Middletown Township Zoning Ordinance to install an inground pool. The variance is from Section 500-903.I for an impervious coverage of 39.05%, where the requirement is a maximum of 30%. The existing lot has a non-conforming area of 7,668 SF where the ordinance requires a 10,000 SF lot minimum at 17 Highland Park Place, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-046-033.

Appeal #21-20 – Paramount Plaza at Lincoln, LLC, owner & applicant, 1195 Route 70, Suite 2000, Lakewood, NJ 08701, are applying for variances from the Middletown Township Zoning Ordinance for parking relief, site improvements, and a wall sign for a retail store within the shopping center. The variances are from Section 500-2811.B(3)(c) to permit a 428 SF wall sign where the ordinance requirement is a maximum of 100 SF, Section 500-1704.A for 1,146 parking spaces where the ordinance requires 1,169 parking spaces and Section 500-1703.G for an impervious surface area of 88.4% (de minimis increase from 88.3%) where the ordinance requirement is a maximum of 65%. The existing lot is located at 2424 E. Lincoln Highway, Langhorne, PA 19047 in the GB-General Business Zoning District, tax parcel # 22-057-046.

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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