

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 27, 2022 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #22-13 – For the property at 70 Elisa Lyn Way, Langhorne, PA 19047, tax parcel #22-045-469. Gregory and Tina Molle, applicants and property owners, are requesting a special exception and two variances from the Middletown Township Zoning Ordinance for the construction of a 512 square foot building addition. The special exception request is from Section 500-2904.B to allow an expansion of a nonconforming use. The first variance is from Section 500-903.D to allow a building coverage of 31.1%, where a maximum of 20% is allowed. The second variance is from Section 500-903.I to allow an impervious coverage of 44.2%, where a maximum of 30% is allowed. The property's lot size is approximately 4,089 square feet and located in the R-2 Residence Zoning District. The property contains one half of a twin dwelling/two-family attached dwelling, which is not a permitted use in the R-2 District. The property's lot size is nonconforming to the 10,000 square foot minimum lot size requirement of the R-2 District.

Appeal #22-14 – 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 two variances from the Middletown Township Zoning Ordinance for the installation of a 63 square foot freestanding sign containing a height of 15 feet. The sign will be for the promotion of a dental office within the property's shopping center. The first variance is from Section 500-2804.A to allow a sign within the ultimate right-of-way, where a sign cannot be located within 10 feet of the ultimate right-of-way. The second 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.

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.

Kevin Strouse, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: April 10, 2022 and April 17, 2022

The Advance of Bucks County