

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, June 28, 2023 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 #23-5 – For the property at 266 Hulmeville Road, Langhorne, PA 19047, tax parcel # 22-026-010. Healthcare Building Solutions Realty, LLC, applicant and property owner, are seeking two variances from the Middletown Township Zoning Ordinance to convert an existing building into a 5-unit apartment building at the property. The first variance is from Section 500-1502 to allow a multi-family use, where they are not an allowed use. The second variance is from Section 500-1503.F.(2) to allow a side yard setback of 11.01 feet, where 15 feet is required. The property is approximately 20,469 square feet, located in the C Commercial Zoning District, and currently contains an office building with an accessory dwelling unit. This appeal is continued from May 10, 2023.

Appeal #23-15 – For the property at 2710 Village Road, Langhorne, PA 19047, tax parcel #'s 22-031-028-001 and 22-031-028-002. Silver Oak Village, LLC and Anatoliy Klimenko, applicants and property owners, are seeking nine variances from the Middletown Township Zoning Ordinance for a 13 lot subdivision with 12 single-family detached dwellings at the property. The first variance is from Section 500-403.A to allow a lot area of 10,000 square feet, where a minimum of one acre is required. The second variance is from Section 500-403.B to allow a lot width of 80 feet for lots 1 through 7 and lots 10 through 12, a lot width of 60 feet for lot 8, and a lot width of 70 feet for lot 9, where a minimum of 150 feet is required. The third variance is from Section 500-403.C to allow a maximum density of 2.8 dwelling units per acre, where a maximum density of 0.8 dwelling units per acre is required. The fourth variance is from Section 500-403.D to allow a building coverage of 20%, where a maximum of 15% is required. The fifth variance is from Section 500-403.F to allow a front yard setback of 25 feet, where a minimum of 50 feet is required. The sixth variance is from Section 500-403.G is to allow a side yard setback of 10 feet, where 30 feet is required. The seventh variance is from Section 500-403.H to allow a rear yard setback of 25 feet, where 50 feet is required. The eighth variance is from Section 500-2601.C.(1) to permit a disturbance of 57.65% of 8-15% steep slopes, where a maximum of 50% is allowed. The ninth variance is from Section 500-2601.D.(2) to permit a disturbance of woodlands of 70.67%, where a maximum of 50% is allowed. The property is approximately 12.95 acres and in the RA-1 Residence Agricultural Zoning District. This appeal is continued from May 10, 2023.

Appeal #23-17 – For Suite A of 28 Doublewoods Road/Suite 28 A of the Summit Square Shopping Center, Langhorne, PA 19047, tax parcel # 22-005-005-005 28A. GIR6 LLC, applicant, is seeking three variances from the Middletown Township Zoning Ordinance to construct a drive-thru for a food service establishment at the property. The first variance is from Section 500-1602.D to allow drive-in service for a place serving food and beverages, where drive-in service for this type of use is not allowed. The second variance is from Section 500-1603.D to allow 80.9% impervious coverage, where a property cannot exceed 60%. The third variance is from Section 500-2702.G.(2).(c) to allow 604 off-street parking spaces, where 632 are required. The property is approximately 15.12 acres, contains 618 off-street parking spaces, contains 80.48% impervious coverage, and in the CS Shopping Center Zoning District. This appeal is continued from May 10, 2023.

Appeal #23-31 – For the undeveloped property along Elmwood Avenue, Langhorne, PA 19047, tax parcel # 22-008-076. Thomas Snyder, applicant, and Alexander Karczewski, property owner, are seeking five variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-903.A to allow the construction of a dwelling on an 8,520 square foot lot, where 10,000 square feet is required. The second variance is from Section 500-2601.C.(1) to allow 100% disturbance at a steep slope area containing a slope of 8-15%, where disturbance cannot exceed 50%. The second variance is from Section 500-2601.C.(2) to allow 76% disturbance at a steep slope area containing a slope of 15-25%, where disturbance cannot exceed 30%. The third variance is from Section 500-2601.C.(3) to allow 80% disturbance at a steep slope area containing a slope of 25% or steeper, where disturbance cannot exceed 15%. The fourth variance is from Section 500-2602.B.(1) to allow a 3,107 square foot building envelope to contain a portion of natural features that may not be developed or intruded upon, where 3,500 square feet is required for the properties in the R-2 District. The property is approximately 8,520 square feet, located in the R-2 Residence Zoning District, and nonconforming to the minimum 10,000 square foot lot size requirement.

Appeal #23-32 – For the property at 1700 Woodbourne Road, Levittown, PA 19057, tax parcel # 22-055-201. Woodbourne Ridge Associates, LLC, applicant, are seeking four variances from the Middletown Township Zoning Ordinance to construct a 70 unit townhouse development at the property. The first variance is from Section 500-1802 to allow townhouse dwellings in the P Professional Zoning District, where they are not an allowed use. The second variance is from Section 500-1803.E to allow the building height to be measured using the mean line of the roofs and to exceed the maximum of 35 feet. The third variance is from Section 500-1803.G to allow buffer yard less than 75 feet in width. The fourth variance is from Section 500-2601.H to allow construction in the wetland margin in excess of the permitted disturbance limitation. The property is approximately 13.2 acres and in the P- Professional 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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: June 11, 2023 and June 18, 2023

The Advance of Bucks County