

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, November 10, 2021 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 #21-74 – McHales, Inc., 2450 Trenton Rd., Levittown, PA 19056, applicant and Timothy McHale, 549 Freedom Dr., Yardley, PA 19067, owner, are applying for a variance from the Middletown Township Zoning Ordinance to add an office building. The variance is from Section 500-1803.G to permit a buffer yard of 0 feet, where the requirement is a minimum of 75 feet. The existing lots have a conforming area of approximately 47,418 SF where the requirement is a 10,000 SF minimum, at 2450 Trenton Rd., Levittown, PA 19056 in the P-Professional Zoning District, tax parcels # 22-051-195 & 22-051-195.001.

Appeal #21-75 – Louis D’Orazio III, 753 Buttonwood Ave., Langhorne, PA 19047, applicant and owner, is applying for three variances from the Middletown Township Zoning Ordinance for a proposed garage. The first variance is from Section 500-2402.A.(3) to allow a 1,020 SF (5.3%) detached accessory structure building in addition to a 383 SF and 112 SF existing accessory structures, for a total of 1,495 SF (7.8%) where the ordinance requires accessory structures up to 3% and 500 SF maximum. The second variance is from Section 500-2402.A.(3) to allow an accessory structure building height of 22.67’ where the ordinance requires a maximum building height of 14’. The third variance is from Section 500-803.I for an impervious coverage of 32.8%, where the ordinance requirement is a 30% maximum. The existing lot has a conforming area of approximately 19,200 SF where the requirement is a 15,000 SF minimum, at 753 Buttonwood Ave., Langhorne, PA 19047 in the R-1 Residence Zoning District, tax parcels # 22-036-144.

Appeal #21-62 – 213 Industrial, LLC., 265 Franklin St., Suite 1001, Boston, MA 02110, applicant, and BT213 Properties, LP, 200 Dryden Road, Suite 200, Bluebell, PA 19422, and TLC Reedman, LP., 1700 E. Lincoln Hwy., Langhorne, PA 19047 owners, are applying for variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-1904.A(1)(e) to permit a building height of 50’ where the requirement is a maximum of 35’. The second variance is from Section 500-1904.A(5) to permit parking and loading on all sides of the building where the requirement is for parking on the side and rear of the building only. The existing lots have an area of approximately 78.2 Acres, along Old Lincoln Highway, Langhorne, PA 19047 in the M1 - Light Manufacturing Zoning District, tax parcels #22-40-10, 22-40-10-1, 22-40-10-2, 22-40-10-3, 22-40-11, 22-40-12, 22-40-6-1, 22-40-5, 22-40-13, 22-40-24, 22-40-13-1, 22-40-22, 22-40-23.

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 Office at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 24, 2021 & October 31, 2021
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