

**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 14, 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 #21-24 – James Stemme Jr., owner & applicant, 34 Steeplebush Road, Levittown, PA 19056, is applying for variances from the Middletown Township Zoning Ordinance to add a garage addition and driveway expansion. The variances are from Section 500-803.D to allow a 22.25% building coverage where the requirement is a maximum of 20%, Section 500-803.F for a front yard setback of 23' where the ordinance requires 35' front yard setback, Section 500-803.I to allow a 38.48% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 13,068 SF, where the ordinance requires a 15,000 SF lot minimum at 34 Steeplebush Road, Levittown, PA 19056 in the R-1 Residence Zoning District, tax parcel # 22-053-198.

Appeal #21-25 – Wolfgang Staltmayer, owner & applicant, 41 Roving Road, Levittown, PA 19056 is applying for variances from the Middletown Township Zoning Ordinance for a driveway expansion. The variance is from Section 500-2702.A. to allow a driveway 8 feet from side yard property line where the ordinance requires a 12 feet minimum and Section 500-2702.A. for a driveway of 22' where the maximum single-family dwellings driveway is 20' under the requirements of SALDO. Under SALDO Section 440-415.A(6)(b) maximum curb cut or driveway width at the street line is 20 feet. The property is located at 41 Roving Road, Levittown, PA 19056 in the R-1 Residence zoning district, tax parcel # 22-061-045.

Appeal #21-26– Ruth Russel, owner & applicant, 634 Parkview Ave, Langhorne, PA 19047, is applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-903.D to allow a 21.73% building coverage where the requirement is a maximum of 20%, and Section 500-903.I to allow a 42.4% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 6,000 SF where the ordinance requires a 10,000 SF lot minimum at 634 Parkview Ave., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-036-023-007.

Appeal #21-27 – Christopher Vagnozzi, owner & applicant, 7 Scarlet Oak Road, Levittown, PA 19056, is applying for a variance from the Middletown Township Zoning Ordinance to add a concrete patio. The variance is from Section 500-803.I to allow a 32.2% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 12,197 SF where the ordinance requires a 15,000 SF lot minimum at 7 Scarlet Oak Road, Levittown, PA 19056 in the R-1 Residence Zoning District, tax parcel # 22-049-202.

Appeal #21-28 – Gary Shope, owner & applicant, 28 Sugarplum Road, Levittown, PA 19056, is applying for a variance from the Middletown Township Zoning Ordinance to add a concrete patio and walkway. The variance is from Section 500-803.I to allow a 33.8% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 14,445 SF where the ordinance requires a 15,000 SF lot

minimum at 28 Sugarplum Road, Levittown, PA 19056 in the R-1 Residence Zoning District, tax parcel # 22-053-245.

Appeal #21-29 – Wawa, Inc., 260 West Baltimore Pike, Wawa, PA 19063, applicant and PROVCO Pinegood Middletown, LLC, 795 Lancaster Avenue, Suite 200, Villanova, PA 19085, owner, are applying for a special exception from the Middletown Township Zoning Ordinance for a drive-thru use at the proposed Wawa store located on 639 E. Lincoln Highway, Langhorne, PA 19047. The special exception is from Section 500-1502.D.(2) to permit a drive-thru lane and to permit the hours of operation from 5:00am – 12:00am. The lot is approximately 3.15 acres located at 639 E. Lincoln Highway, Langhorne, PA 19047 in the C Commercial zoning district, tax parcel # 22-041-079.

Appeal #21-30 – Provemi Sheikh Group, LLC, 400 W. Franklin St., Suite 300, Baltimore, MD 21201, applicant and PV Asset Management, 2711 Moores Valley Drive, Baltimore MD, 21209, owner, are applying for eight (8) variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-1502 to allow Self-Storage use in the C-Commercial Zoning District. The second variance is from Section 500-1502.D.(2)(a) to permit a restaurant having a drive-in or take out service within 500 ft. of an existing residence. The third variance is from Section 500-1503.C to permit a building coverage of 33.83% where the requirement is a maximum of 30%. The fourth variance is from section 500-1503.D to permit an impervious surface ratio of 68% where the requirement is a maximum of 60%. The fifth variance is from Section 500-1503.H to permit a residential buffer yard of 29.5 ft. where the requirement is a minimum of 75 ft. The sixth variance is from Section 500-2605.D.(3) to permit parking in a buffer yard. The seventh variance is from Section 500-2702.D to permit 11 parking spaces for a restaurant with drive-in in lieu of the required 37 spaces. The eighth variance is from SALDO Section 400-421.E.(5) to permit a one-way drive aisle with of 10 ft. in lieu of the required 20 ft. The lot is approximately 2.83 acres located at 300 Woodbourne Road, Langhorne, PA 19047 in the C Commercial zoning district, tax parcel # 22-047-198-006.

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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