

## 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 9, 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 #22-26** – For the Orchard Square Apartments property at 1801 Old Lincoln Highway, Langhorne, PA 19047, tax parcel #'s 22-012-613, 22-012-613-OC1, and 22-012-613-OC2. Orchard Square Apartments, LLC and Orchard Square II Apartments, LLC, applicants and property owners, are seeking eight variances from the Middletown Township Zoning Ordinance to construct 72 dwelling units throughout three newly constructed buildings along with an approximately 4,851 square foot clubhouse and pool serving the apartment complex community. The first variance is from Section 500-1103.E.(5) to allow 24 dwelling units in an apartment building, where an apartment building cannot exceed 16 dwelling units. The second variance is from Section 500-1103.E.(7).(c) to allow a 7 foot setback between a building and parking areas, where a setback of 30 feet is required. The third variance is from Section 500-1103.H to not require a 75 foot buffer along all property lines. The fourth variance is from Section 500-1103.I.(1) to allow 48% of the apartment units as 1 bedroom or efficiency units, where a minimum of 55% is required. The fifth variance is from Section 500-1103.I.(2) to allow 47.4% of the apartment units as 2 bedroom units, where an apartment building cannot exceed 45%. The sixth variance is from Section 500-1103.I.(3) to provide 5.8% of the apartment units as 3 bedroom units, where an apartment building cannot exceed 5%. The seventh is from Section 500-2601.D.(2) to remove 65% of the property's trees, where removal cannot exceed 50%. The eighth variance is from Section 500-2601.E to allow disturbance within the required tree protection zone. The property is approximately 13 acres (571,561 square feet) and located in the A-O Apartment Office Zoning District.

**Appeal #22-58** - For the property at 620 Shaw Avenue, Langhorne, PA 19047, tax parcel #22-033-029-001. John Fulciniti, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance for the construction of a new single-family dwelling at the property. The first variance is from Section 500-803.A to allow a lot area of 6,250 square feet, where a minimum lot area of 15,000 square feet is required. The second variance is from Section 500-803.B to allow a minimum lot width of 50 feet, where a minimum of 100 feet is required. The third variance is from Section 500-803.D to allow a building coverage of 23.25%, where it cannot exceed 20%. The fourth variance is from Section 500-803.G to allow a side yard setback of 8 feet with an aggregate setback of 17 feet, where a side yard setback of 10 feet with an aggregate of 30 feet is required. The property is approximately 6,250 square feet, contains a lot width of 50 feet, located in the R-1 Residence Zoning District, and nonconforming to the minimum 15,000 square foot lot size and minimum 100 foot lot width requirements. The property's current single-family dwelling will be demolished if the requested variances are granted.

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: October 23, 2022 and October 30, 2022

The Advance of Bucks County