

## 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, December 14, 2022 at 6:00 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 #22-59** – For the property at 1167 Center Street, Levittown, PA 19056, tax parcel #22-051-295. Oleg Levin, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance for the construction of a 1,500 square foot garage with a gravel driveway at the property. The first variance is from Section 500-2402.A.(2) to allow an accessory structure to be situated closer to the street line than 10 feet farther back from the rearmost portion of the main building. The second variance is from Section 500-2402.A.(3) to allow a 1,500 square foot accessory building with a height of 17.8 feet and covering 3.4% of a lot area, where accessory buildings cannot exceed 500 square feet, exceed a height of 14 feet, and limited to covering 3% of a lot area. The third variance is from Section 500-2702 to allow a gravel driveway, where a driveway must be constructed of durable material like asphalt, concrete, or brick. The fourth variance is from Section 500-2702.A to allow a driveway to not contain a side or rear yard setback and a driveway apron width of 48 feet, where the driveway must contain a 10 foot side yard setback, a 12 foot rear yard setback, and a driveway apron cannot exceed a width of 20 feet. The property's lot size is approximately 43,994 square feet and located in the R-1 Residence Zoning District.

**Appeal #22-60** – For the property at 63 Trellis Road, Levittown, PA 19056, tax parcel #22-052-260. Jenine Colon, applicant, is seeking two variances from the Middletown Township Zoning Ordinance to extend a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the required 25 foot front yard setback. The second variance is from Section 500-2305.C.(4) to allow a fence to be located closer to the inner edge of a sidewalk than the required 8 feet. The property's lot size is approximately 9,000 square feet, a corner lot, and located in the R-2 Residence Zoning District.

**Appeal #22-61** – For the property at 1608 Veterans Highway, Levittown, PA 19056, tax parcel #22-053-011. Dwayne Alexander, Jr., applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a 1,200 square foot pole barn at the property. The variance is from Section 500-2402.A.(3) to allow a 1,200 square foot accessory building that covers 3.4% of a lot area, where accessory buildings cannot exceed 500 square feet and limited to covering 3% of a lot area. The property's lot size is approximately 35,000 square feet and located in the R-1 Residence Zoning District.

**Appeal #22-62** – For the property at 1717 Fulling Mill Road, Langhorne, PA 19047, tax parcel #22-055-015-004. Wesley Jones, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a 720 square foot garage building at the property. The first variance is from Section 500-2402.A.(2) to allow an accessory structure to be situated closer to the street line than 10 feet farther back from the rearmost portion of the main building. The second variance is from Section 500-2402.A.(3) to allow a 720 square foot accessory building with a height of 21 feet and 5 inches, where accessory buildings cannot exceed 500 square feet and height of 14 feet. The property's lot size is approximately 37,500 square feet and located in the RA-2 Residence Agricultural Zoning District.

**Appeal #22-63** – For the property at 463 Monroe Avenue, Langhorne, PA 19047, tax parcel #22-045-143. Thomas R. Harrison, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a driveway extension at the property. The first variance is from Section 500-903.I to allow the property to contain 33.28% impervious coverage, where a property cannot

exceed 30% impervious coverage. The second variance is from Section 500-2702.A to allow a driveway to not contain a side yard setback and a driveway apron width of 40 feet, where the driveway must contain a 10 foot side yard setback and a driveway apron cannot exceed a width of 20 feet. The property is approximately 6,250 square feet, contains a lot width of 50 feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot area and 80 foot minimum lot width requirements.

**Appeal #22-64** – For the undeveloped properties along Elm Avenue, Langhorne, PA 19047, containing the tax parcel #'s 22-036-334, 22-335-002, and 22-335-003. Richard Coleman, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to merge 3 lots into 1 lot at the properties. The variance is from Section 500-803.A to allow the property to contain a lot area of 14,400 square feet, where properties are required to contain a minimum lot area of 15,000 square feet. The properties are located in the R-1 Residence Zoning District.

**Appeal #22-65** – For the property at 972 S. Woodbourne Road, Levittown, PA 19056, tax parcel #22-051-190-004. Dairy Delite, applicant, is seeking a variance from the Middletown Township Zoning Ordinance to locate a LED message sign at the property. The variance is from Section 500-2811.A to allow a sign to contain the ability for animation, where an animated sign is prohibited. The property is located in the C Commercial Zoning District.

**Appeal #22-66** – For the property at 639 E. Lincoln Highway, Langhorne, PA 19047, tax parcel #22-041-079. WaWa, Inc., applicant, is seeking a variance from the Middletown Township Zoning Ordinance to locate signage at the property. The variance is from Section 500-2811.B.(3).(a) to allow 2 wall signs on the buildings front façade, 2 wall signs on the eastern façade, and 4 wall signs on the building's rear façade, where only 1 wall sign per façade is allowed. The property is located in the C Commercial Zoning District.

**Appeal #22-67** – For the undeveloped property along Big Oak Road, Langhorne, PA 19047, tax parcel #22-031-083-001. Pereira Properties, applicant and property owner, is seeking a special exception and three variances from the Middletown Township Zoning Ordinance to construct a 26,428 square foot warehouse and office building with a parking lot containing 71 spaces. The special exception is from Section 500-2409.C to allow outside storage and display areas for a contracting office use. The first variance is from Section 500-2409.B to allow the outside storage area to occupy an area of 349% of the property's building coverage, where the area cannot exceed 10%. The second variance is from Section 500-2601.D.(2) to allow 70% disturbance of the property's woodlands, where disturbance of woodlands cannot exceed 50%. The third variance is from Section 500-2601.D.(2).(a) to limit the number of replacement trees required for planting, where the planting of 411 replacement trees is required. The property is approximately 14.95 acres and located in the M-1 Light Manufacturing Zoning District.

**Appeal #22-68** – For the property at 273 Summit Avenue, Langhorne, PA 19047, tax parcel #22-028-014. Ed and Liz Cooney, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a 710 square foot building addition and 381 square foot uncovered deck. The variance is from Section 500-803.H to allow a rear yard setback of 28 feet and 8 inches, where 35 feet is required. The property's lot size is approximately 15,333 square feet and located in the R-1 Residence 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: November 27, 2022 and December 4, 2022

Bucks County Courier Times