

## 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, August 24, 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 #22-21** – For the property at 1780 Silver Lake Road, Langhorne, PA 19047, tax parcel #22-031-021-001. Gary and Carin Fabiano, applicants and property owners, are requesting ten variances from the Middletown Township Zoning Ordinance for a 3 lot subdivision. The first variance is from Section 500-2003 to allow a single family detached dwelling unit in the OC Zoning District, which does not allow this use type. The second variance is from Section 500-2004.B.(1) to allow site areas of .76 acres, .81 acres, and .67 acres, where site areas cannot be less than 10 acres. The third variance is from Section 500-2004.B.(2) to allow a lot width of 30 feet and 116.69 feet, where a lot width cannot be less than 150 feet. The fourth variance is from Section 500-2004.B.(3).(b) to allow a 30 foot setback from property lines, where a 75 foot setback is required. The fifth variance is from Section 500-2004.C and jointly Section 500-2605.A to not contain a buffer yard, where a 75 foot buffer yard is required. The sixth variance is from Section 500-2004.G to allow access to the use to be taken from Silver Lake Road, where all uses need to be accessed by an internal roadway within the OC Zoning District. The seventh variance is from Section 500-2004.J to not require a Traffic Impact Study. The eighth variance is from Section 500-2301 to allow the subdivision of an existing lot that does not currently comply with the minimum lot area and dimensional standards. The ninth variance is from Section 500-2601.B to allow a 63% disturbance of floodplain soils, where disturbance of floodplain soils is not allowed. The tenth variance is from Section 500-2604 to allow a residential development to not provide open space and recreation space. The property is approximately 2.24 acres, located in the OC Office Campus Zoning District, and contains areas within Newtown Township's OR Office Research Zoning District.

**Appeal #22-40** – For the property at 517 Fairhill Avenue, Langhorne, PA 19047, tax parcel #22-012-504. Ivano D'Angella, R.A. of 1419 S. Broad Street, Philadelphia, PA, applicant, is seeking 3 variances from the Middletown Township Zoning Ordinance to construct an underground storage area to the rear of the property's house. The first variance is from Section 500-903.D to allow a building coverage of 21%, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.H to allow a rear yard setback of 15 feet, where 25 feet is required. The third variance is from Section 500-903.I to allow an impervious coverage of 31%, where a property cannot exceed 30% impervious coverage. The property is approximately 15,000 square feet and located in the R-2 Residence Zoning District.

**Appeal #22-41** - For the property at 51 Trellis Road, Levittown, PA 19056, tax parcel #22-052-264. Catherine Clemons, applicant and property owner, is requesting a variance from the Middletown Township Zoning Ordinance to expand the existing driveway. The variance is from Section 500-2702.A to allow a driveway side yard setback of 1 feet, where the driveway must meet the R2 Zoning District's side yard setback of 10 feet. The property is approximately 9,200 square feet, contains a lot width of 60 feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size and the 80-foot minimum lot width requirements.

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: August 7, 2022 and August 14, 2022

Bucks County Courier Times