

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, February 8, 2023 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 #21-73 – For the undeveloped property at Sunset Avenue, Langhorne, PA 19047, containing the tax parcel # 22-045-308. Pankaj Patel of 79 Red Ridge Rd., Levittown, PA 19056, applicant, and Kenneth Reardon of 1539 Highland Ave., Langhorne, PA 19047, owner, are seeking two variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling in a FEMA mapped floodplain at the property. The first variance is from Section 500-903.G to allow a side yard setback of 5 feet and an aggregate of 15 feet, where a minimum setback of 10 feet and an aggregate of 25 feet are required. The second variance is from Section 500-2603.D.(1) to allow the construction of a use that is not permitted within a floodplain. The property is approximately 5,000 square feet, contains a lot width of 40 feet, 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. This application is remanded from December 8, 2021 when only the side yard setback variance was requested.

Appeal #22-76 – For the property at 707 Neshaminy Street, Penndel, PA 19047, tax parcel #'s 22-033-081, 22-033-082, 22-035-002, and 22-035-003. Mindy Spadaccino, LLC, applicant and property owner, is seeking special exception approval from the Middletown Township Zoning Ordinance to establish contractors offices, contractor storage, and exterior storage of equipment and materials at the property. The special exception request is from Section 500-3007 to allow the change of one nonconforming use, a cable television provider, to another nonconforming use, contractor offices and storage. The property is approximately 3 acres and located in the R-2 Residence Zoning District. This appeal is continued from January 11, 2022.

Appeal #22-78 – For the undeveloped property along Walnut Terrace, Langhorne, PA 19047, tax parcel #22-012-018. Shyam Builders, LLC, applicant, is seeking five variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-2601.C.(1) to allow 83% disturbance at a steep slope area containing a slope of 8-15%, where disturbance cannot exceed 50%. The second variance is from Section 500-2601.C.(2) to allow 88% disturbance at a steep slope area containing a slope of 15-25%, where disturbance cannot exceed 30%. The third variance is from Section 500-2601.C.(3) to allow 42.9% disturbance at a steep slope area containing a slope of 25% or steeper, where disturbance cannot exceed 15%. The fourth variance is from Section 500-2601.D.(1) to allow 42.9% disturbance of woodlands in environmentally sensitive areas, where disturbance cannot exceed 20%. The fifth variance is from Section 2602.B to allow a building envelope to contain a portion of natural features that may not be developed or intruded upon as specified in Section 500-2601. The property is approximately 20,000 square feet and located in the R-2 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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: January 22, 2023 and January 29, 2023

The Advance of Bucks County