

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 12, 2023 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance:

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. This appeal has been continued since December 14, 2022.

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 February 8, 2023.

Appeal #23-3 – For the property at 1407 Rising Sun Avenue, Langhorne, PA 19047, tax parcel #'s 22-019-213 and 22-019-213.001. REO Complete Holdings Company, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-1502 to allow a single family detached dwelling use where they are not an allowed use. The second variance is from Section 500-1503.F.(1) to allow a front yard setback of 29.2 feet, where 50 fee is required. The third variance is from Section 500-2605.A.(1) to not require a 75 foot wide buffer for a new residential use abutting an existing nonresidential use. The property is approximately 19,609 square feet and located in the C Commercial and R-2 Residence Zoning Districts.

Appeal #23-4 – For the undeveloped properties at Rising Sun Avenue, Langhorne, PA 19047, tax parcel #'s 22-019-211, 22-019-211.001, 22-019-212, and 22-019-212.001. REO Complete Holdings Company, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the properties. The first variance is from Section 500-1502 to allow a single family detached dwelling use where they are not an allowed use. The second variance is from Section 500-1503.F.(1) to allow a front yard setback of 29.2 feet, where 50 fee is required. The properties are approximately 15,220 square feet and located in the C Commercial and R-2 Residence Zoning Districts.

Appeal #23-5 – For the property at 266 Hulmeville Road, Langhorne, PA 19047, tax parcel # 22-026-010. Healthcare Building Solutions Realty, LLC, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to convert an existing building into a 4-unit apartment building at the property. The variance is from Section 500-1502 to allow a multi-family use where they are not an allowed use. The property is approximately .46 acres, located in the C Commercial Zoning District, and currently contains an accessory dwelling unit.

Appeal #23-6 – For the property at 1339 Oakland Avenue, Levittown, PA 19056, tax parcel # 22-053-303. James Ghrist, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct an addition at the property. The first variance is from Section 500-903.D to allow 22% building coverage, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.G to allow a side yard setback of 3 feet with an aggregate of 14 feet, where a minimum of 10 feet with an aggregate of 25 feet is required. The third variance is from Section 500-903.I to allow 40% impervious coverage, where a property cannot exceed 30% impervious coverage. The property is approximately 9,240 square feet, located in the P Professional Zoning District, subject to the area and dimensional requirements for a single-family detached dwelling under the R2 District, and nonconforming to the minimum 10,000 square foot lot size requirement.

Appeal #23-9 – For the property at 1352 Oakland Avenue, Levittown, PA 19056, tax parcel # 22-053-296-002. Lang's Home Remodeling, Inc., applicant, and Constance B. Karasow, property owner, are seeking two variances from the Middletown Township Zoning Ordinance to construct an enclosed front porch at the property. The first variance is from Section 500-903.D to allow 24.7% building coverage, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.I to allow 44.7% impervious coverage, where a property cannot exceed 30% impervious coverage. The property is approximately 7,500 square feet, located in the P Professional Zoning District, subject to the area and dimensional requirements for a single-family detached dwelling under the R2 District, and nonconforming to the minimum 10,000 square foot lot size requirement.

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: March 26, 2023 and April 2, 2023

The Advance of Bucks County