

## 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, May 10, 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 #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, are seeking two variances from the Middletown Township Zoning Ordinance to convert an existing building into a 4-unit apartment building at the property. The first variance is from Section 500-1502 to allow a multi-family use where they are not an allowed use. The second variance is from Section 500-1503.F.(2) to allow a side yard setback of 11.01 feet, where 15 feet is required. The property is approximately 20,469 square feet, located in the C Commercial Zoning District, and currently contains an office building with an accessory dwelling unit. This appeal is rescheduled from its originally scheduled April 12, 2023 appearance.

**Appeal #23-8** – For the property at 186 Red Rose Drive, Levittown, PA 19056, tax parcel # 22-054-190. Victoria Tirpak, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to expand the property's existing driveway. The first variance is from Section 500-803.I to allow 40.7% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2702 to allow a driveway to contain a gravel surface, where a finished surface of asphalt, concrete, or brick is required. The third variance is from Section 500-2702.A to allow a 4 foot setback for a driveway, where a 10 foot setback for a driveway is required. The property is approximately 11,761 square feet, in the R-1 Residence Zoning District, currently contains 38.6% impervious coverage, and nonconforming to the minimum 15,000 square foot lot size requirement.

**Appeal #23-15** – For the property at 2710 Village Road, Langhorne, PA 19047, tax parcel #'s 22-031-028-001 and 22-031-028-002. Silver Oak Village, LLC and Anatoliy Klimenko, applicants and property owners, are seeking nine variances from the Middletown Township Zoning Ordinance for a 13 lot subdivision with 12 single-family detached dwellings at the property. The first variance is from Section 500-403.A to allow a lot area of 10,000 square feet, where a minimum of one acre is required. The second variance is from Section 500-403.B to allow a lot width of 80 feet for lots 1 through 7 and lots 10 through 12, a lot width of 60 feet for

lot 8, and a lot width of 70 feet for lot 9, where a minimum of 150 feet is required. The third variance is from Section 500-403.C to allow a maximum density of 2.8 dwelling units per acre, where a maximum density of 0.8 dwelling units per acre is required. The fourth variance is from Section 500-403.D to allow a building coverage of 20%, where a maximum of 15% is required. The fifth variance is from Section 403.F to allow a front yard setback of 25 feet, where a minimum of 50 feet is required. The sixth variance is from Section 500-403.G is to allow a side yard setback of 10 feet, where 30 feet is required. The seventh variance is from Section 500-403.H to allow a rear yard setback of 25 feet, where 50 feet is required. The eighth variance is from Section 500-2601.C.(1) to permit a disturbance of 57.65% of 8-15% steep slopes, where a maximum of 50% is allowed. The ninth variance is from Section 500-2601.D.(2) to permit a disturbance of woodlands of 70.67%, where a maximum of 50% is allowed. The property is approximately 12.95 acres and in the RA-1 Residence Agricultural Zoning District.

**Appeal #23-16** – For the property at 148 Hampton Drive, Langhorne, PA 19047, tax parcel # 22-073-150. Dalton Herb, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a 140 square foot shed at the property. The first variance is from Section 500-903.F to allow a front yard setback of 11 feet, where 25 feet is required. The second variance is from Section 500-2402.A.(1) to allow a shed within a front yard, where they can only be located in side and rear yards. The property is approximately 13,300 square feet, a corner lot, and in the R-2 Residence Zoning District.

**Appeal #23-17** – For Suite A of 28 Doublewoods Road/Suite 28 A of the Summit Square Shopping Center, Langhorne, PA 19047, tax parcel # 22-005-005-005 28A. GIR6 LLC, applicant, is seeking three variances from the Middletown Township Zoning Ordinance to construct a drive-thru for a food service establishment at the property. The first variance is from Section 500-1602.D to allow drive-in service for a place serving food and beverages, where drive-in service for this type of use is not allowed. The second variance is from Section 500-1603.D to allow 80.9% impervious coverage, where a property cannot exceed 60%. The third variance is from Section 500-2702.G.(2).(c) to allow 611 off-street parking spaces, where 632 are required. The property is approximately 15.12 acres, currently contains 618 off-street parking spaces, currently contains 80.48% impervious coverage, and in the CS Shopping Center 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: April 23, 2023 and April 30, 2023

The Advance of Bucks County