

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, July 26, 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 #23-28 – For the property at 1440 E. Lincoln Highway, Langhorne, PA 19056, tax parcel # 22-047-002-001. Wilkinson Langhorne, L.P., applicant and property owner, is seeking a special exception and four variances from the Middletown Township Zoning Ordinance for the establishment of a restaurant with drive-thru service at the property. The special exception is from Section 500-1502.D.(2) to allow a restaurant with drive-in or takeout service. The first variance is from Section 500-1902 to allow a restaurant with a drive-thru component in the M-1 Zoning District. The second variance is from Section 500-1904.A.(1).(f).[3] to allow a 30 foot rear yard setback, where 75 feet is required. The third variance is from Section 500-2702.G.(2).(c) to allow an overall site wide parking ratio of 3.93 spaces per 1,000 square feet of gross leasable area, where 4.5 per 1,000 square feet is required. The fourth variance is from Section 500-1502.D.(2).(c) to allow the eating establishment to open for business at 6:00 AM, when 7:00 AM is required. The property is approximately 1.93 acres and in the C Commercial and M-1 Light Manufacturing Zoning Districts. This appeal is rescheduled from July 12, 2023.

Appeal #23-29 – For the property at 311 Veterans Highway, Levittown, PA 19056, tax parcel # 22-046-438. Lincoln Educational Services, applicant, is seeking two variances from the Middletown Township Zoning Ordinance for the establishment of an adult vocational technical school at the property. The first variance is from Section 500-1602 to allow an educational use in the CS Zoning District. The second variance is from Section 500-2603.D.(1) to allow an educational use within a floodplain. The property is approximately 7.55 acres and in the CS Shopping Center Zoning District. This appeal is rescheduled from July 12, 2023.

Appeal #23-35 – For the property at 27 Four Leaf Road, Levittown, PA 19056, tax parcel # 22-050-350. Fred Kohler, applicant and property owner, is seeking two variances from Middletown Township Zoning Ordinance to construct an addition at the property. The first variance is from Section 803.D to allow a building coverage of 24.2%, where a property cannot exceed 20%. The second variance is from Section 500-803.I to allow an impervious coverage of 42.2%, where a property cannot exceed 30%. The property is approximately 14,810 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum 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: July 9, 2023 and July 16, 2023

The Advance of Bucks County