

## 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, March 13, 2024 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 #24-4** – For the property at 92 Flamehill Road, Levittown, PA 19056, tax parcel # 22-050-442. Bryan Lyons, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an addition at the property. The first variance is from Section 500-803.D to allow 21.79% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.F to allow a 33 foot front yard setback, where 35 feet is required. The property is approximately 11,817 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

**Appeal #24-5** – For the property along 903 Woodbourne Road, Langhorne, PA 19047, tax parcel # 22-031-095-003. Southeastern Pennsylvania Transportation Authority, applicant and property owner, is seeking 3 variances from the Middletown Township Zoning Ordinance to construct a traction power substation at the property. The first variance is from Section 500-1904.A.(1).(d) to allow 72% impervious coverage, where a property cannot exceed 60%. The second variance is from Section 500-1904.A.(1).(f).[2] to allow a 5 foot side yard setback, where 50 feet is required. The third variance is from Section 500-1904.A.(1).(f).[3] to allow a 33 foot rear yard setback, where 75 feet is required. The property is approximately 93,264 square feet and in the M-1 Light Manufacturing 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: February 25, 2024 and March 3, 2024

The Advance of Bucks County