

**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, June 10, 2020 at 3:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Go To Meeting video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance.

Appeal #20-85 – Lawrence Hall, owner & applicant, 35 Hybrid Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Highland Park Way. The property is approximately 11,945 SF and is located at 35 Hybrid Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-047-025.

Appeal #20-91 – Jessica and Joseph Kearney, owner & applicant, 2 Handy Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Heartwood Road. The property is approximately 9,727 SF and is located at 2 Handy Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-047-173.

Appeal #20-69 – Chic-fil-A, applicant, 5200 Buffington Road, Atlanta, GA 30349 is applying for the following Variances from the Middletown Township Zoning Ordinance:

Proposed Chick-fil-A

Section 500-1502.D.(2) Restaurants having drive-in or takeout service is authorized as special exception provided that, (a) No such establishment shall be located within 500 feet of an existing residence. (b) The owner shall agree to enforce no-loitering regulations outside the premises. (c) The hours of operation shall be limited to 7:00 a.m. to 12:00 midnight. The proposed development does not comply with (a) and (c). The proposed lot is approximately 415 feet to the center line of Highland Park Way which abutting existing residence. Also, Chick-fil-A proposes to open at 6AM.

Section 500-1503.D The Ordinance requires maximum impervious surface ratio of 60% in Commercial District Zone. The proposed impervious surface ratio is 67.4%.

Section 500-2811B.(2).(b) The freestanding sign area is based on the interpolation of Table 1 in 500-2811B(2)(b). With frontage of 232.33 feet, the sign area allowed is 105 square feet. The sign area proposed is 119.11 square feet. The freestanding sign height is based on the interpolation of Table 1 in 500-2811B(2)(b). With frontage of 232.33 feet, the sign height allowed is 25 feet. The sign height proposed is 27 feet.

Remaining Part of Existing Lot 20-047-011-002

Section 500-1503.D The Ordinance requires maximum impervious surface ratio of 60% in Commercial District Zone. The existing impervious surface ratio is 89.9% and proposed existing impervious surface ratio is 90.6%

Section 500-2702.G.(2).(c) The Ordinance requires 4.5 spaces per 1,000 square feet of gross leasable area when the area is from 100,000 square feet or above. The required spaces are 509 and existing spaces is 579. The proposed spaces are 476.

The property is approximately 519,592 SF and is located at 1501 East Lincoln Highway, Langhorne, PA 19047 in the C Commercial zoning district, tax parcel # 22-047-011-002.

Appeal #20-70 – Michael Keeley & Lisa Lasley, applicant, 2251 Cabot Boulevard West, Langhorne, PA 19047, is applying for a variance from the Middletown Township Zoning Ordinance to have a second use of a parking lot for overnight van parking on a lot which currently has a retail store. The variance is from Section 500-1502 to have two uses on a single lot in the C-Commercial zoning district. The property is approximately 528,620 SF and is located at 1661 Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-047-198-001

Additional details are posted on the Township website at Middletownbucks.org. The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1100 to receive a phone number to participate in the meeting, emailing your comments to PJEnnis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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 Zoning Officer at 215-750-3800, ext. 1115 prior to the hearing.

Michael McGuffin, Middletown Township Zoning Hearing Board Chairman

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