

**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, September 23, 2020 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website middletownbucks.org for meeting location)**

Appeal #20-72C, Continued -Milex Properties , LLC, applicant & owner 2310 Big Oak Road, Langhorne, PA 19047 is applying for variances from the Middletown Township Zoning Ordinance to add a pole barn building on an existing impervious surface. The variances are from Section 500-1904 A.(1).(c). for a building coverage of 31.6% where the ordinance requires a 30% maximum, Section 500-1904 A.(1).(f).[2]. for a side yard setback of 2.9' where the ordinance requires 50' minimum side yard setback, and Section 500-1904 A.(1).(f).[3]. for a rear yard setback of 66.1' where the ordinance requires 75' minimum rear yard setback. The existing lot has a non-conforming area of 55,699 SF where the ordinance requires an 80,000 SF lot minimum at 2310 Big Oak Road, Langhorne, PA 19047 in the M-1 Light Manufacturing zoning district, tax parcel # 22-031-052.001.

Appeal #20-122 – Patrick & Michelle Lake, owner & applicant, 9 Cloister Road, Levittown, PA 19057 are 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 Canoe Birch Road. The property is a conforming lot of approximately 12,197 SF where the ordinance requires a 10,000 SF lot minimum, and is located at 9 Cloister Road, Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-061-181

Appeal #20-123 – Ron & Lisa Pine, owner & applicant 35 Highland Park Drive, Levittown, PA 19056 are applying for variances from the Middletown Township Zoning Ordinance to add an inground pool. The variances are from Section 500-903.I for an impervious coverage of 42.97%, where the requirement is a maximum of 30%, Section 500-2601.A to permit a 20% disturbance to the 100-Year Floodplain instead of the allowable 0%, and Section 500-2601.B to permit a 41% disturbance of Floodplain Soils instead of the allowable 0%. The existing lot has a non-conforming area of 8,704 SF where the ordinance requires a 10,000 SF lot minimum at 35 Highland Park Drive, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-046-265.

Appeal #20-124 – Steven Hearing, owner & applicant 29 Chilton Road., Langhorne, PA 19047 is applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-903.G for a side yard setback of 6' and an aggregate of 19' where the ordinance requires 10' side yard setback and a 25' aggregate and Section 500-903.I to allow a 32.68% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a conforming area of 10,000 SF where the ordinance requires a 10,000 SF lot minimum at 29 Chilton Road., Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-076-069.

Appeal #20-73C – Thomas Sign & Awning Company, applicant 4590 118th Ave. North,

Clearwater, FL 33762, and Shoppes at Flowers Mills c/o SLK Global, 2727 LBJ Freeway Suite 806, Dallas, TX 75234, owner, are applying for variances from the Middletown Township Zoning Ordinance to revised building signage For the Giant Supermarket at the Shoppes at Flowers Mills. The variances are from Section 500-2811.B(3) (a) &(c) for 6 signs along the front façade of the building for a total of 226.46 SF where the ordinance requires one sign along the front façade which is 10% of the façade area up to a maximum of 100 SF. Also, a sign along the side of the building of 96.79 SF where the ordinance requires a 60 SF maximum. The existing lot is located at 168 North Flowers Mill Road, Langhorne, PA 19047 in the CS Shopping Center zoning district, tax parcel # 22-021-073-001.

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. 1115 to receive a phone number or link 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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