

## 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 14, 2023 at 6:00 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 #21-73** – For the undeveloped property at Sunset Avenue, Langhorne, PA 19047, containing the tax parcel # 22-045-308. Pankaj Patel of 79 Red Ridge Rd., Levittown, PA 19056, applicant, and Kenneth Reardon of 1539 Highland Ave., Langhorne, PA 19047, owner, are seeking eight variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling in a FEMA mapped floodplain at the property. The first variance is from Section 500-903.A to allow the construction of a single-family detached dwelling on a 4,800 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.B to allow the construction of a single-family detached dwelling on a lot containing a width of 40 feet, where a minimum of 80 feet is required. The third variance is from Section 500-903.G to allow a side yard setback of 5 feet and an aggregate of 15 feet, where a minimum setback of 10 feet and an aggregate of 25 feet are required. The fourth variance is from Section 500-2601.A to permit 100% disturbance within one-hundred-year floodplain. The fifth variance is from Section 500-2602.B to allow a building envelope to contain natural features that may not be developed or intruded upon. The sixth variance is from Section 500-2602.B.(1) to allow a 1,050 square foot building envelope containing natural features, where a minimum of 3,500 square feet is required. The seventh variance is from Section 500-2603 to allow a structure within the one-hundred-year floodplain. The eighth variance is from Section 500-2603.D to allow the construction of a use that is not permitted within a floodplain. The property is approximately 4,800 square feet, contains a lot width of 40 feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot area and 80 foot minimum lot width requirements. This application is remanded from December 8, 2021 when only the side yard setback variance was requested.

**Appeal #23-13** – For the property at 320 Delaware Avenue, Langhorne, PA 19047, tax parcel # 22-045-309. Fox Building Supply, LLC, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a single family detached dwelling in a FEMA mapped floodplain at the property. The variance is from Section 500-2603.D.(1) to allow the construction of a use that is not permitted within a floodplain. The property is approximately 21,623 square feet and located in the R-2 Residence Zoning District. This application is continued from its originally scheduled April 26, 2023 appearance.

**Appeal #23-14** – For the property at 313 Wyoming Avenue, Langhorne, PA 19047, tax parcel # 22-045-393. Thomas Hegedosh and Irina Melenevych., applicants and property owners, are seeking four variances from the Middletown Township Zoning Ordinance to construct a 150 square foot addition at the property. The first variance is from Section 500-903.D to allow 21.55% building coverage, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.H to allow a 0 rear yard setback, where 25 feet is required.

The third variance is from Section 500-903.I to allow 30.72% impervious coverage, where a property cannot exceed 30% impervious coverage. The fourth variance is from Section 500-

2603.D.(1) to allow the construction of an addition that is not permitted within a floodplain. The property is approximately 9,200 square feet, located in the R-2 Residence Zoning District and one-hundred year floodplain, and nonconforming to the minimum 10,000 square foot lot size requirement. This application is continued from its originally scheduled April 26, 2023 appearance.

**Appeal #23-23** – For the property at 4 Zinnia Way, Langhorne, PA 19047, tax parcel # 22-025-363. Robert J and Barbara A Dotsey, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a deck at the property. The variance is from Section 500-2104 to allow a 5 foot rear yard setback with an aggregate front and rear yard setback of 35.3 feet, where a 15 foot rear yard setback with an aggregate front and rear yard setback of 45 feet is required. The property is approximately 6,615 square feet and in the AQC Age-Qualified Community Zoning District.

**Appeal #23-24** – For the property at 24 Firebush Road, Levittown, PA 19056, tax parcel # 22-050-297. Robert Carter, applicant and property owner, is seeking three 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 24.7% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.F to allow a front yard setback of 23.8 feet, where 35 feet is required. The third variance is from Section 500-803.I to allow 32.1% impervious coverage, where a property cannot exceed 30%. The property is approximately 12,196.8 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

**Appeal #23-25** – For the property at 18 Midway Road, Langhorne, PA 19047, tax parcel # 22-058-021. CLC Contractors, applicant, and Tom and Monica Smith, property owners, are seeking a variance from the Middletown Township Zoning Ordinance to establish an in-law suite. The variance is from Section 500-802 to allow a multi-family dwelling, where this use type is not allowed. The property is approximately 22,500 square feet and in the R-1 Residence Zoning District.

**Appeal #23-26** – For the property at 12 Sweet Pea Lane, Langhorne, PA 19047, tax parcel # 22-089-051. Diane Tumolo, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a deck at the property. The variance is from Section 500-2104 to allow a 11 foot rear yard setback with an aggregate front and rear yard setback of 42 feet, where a 15 foot rear yard setback with an aggregate front and rear yard setback of 45 feet is required. The property is approximately 6,840 square feet and in the AQC Age-Qualified Community Zoning District.

**Appeal #23-27** – For the property at 150 Pennsylvania Avenue, Langhorne, PA 19047, tax parcel # 22-031-093-002. Gentile Land Group, LLC, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to a construct a storage building for the operations of a contracting business at the property. The first variance is from Section 500-1904.A.(1).(f).[1] to allow a 3 foot front yard setback, where 75 feet is required.

The second variance is from Section 500-1904.A.(1).(f).[2] to allow a 1 foot side yard setback, where 50 feet is required. The third variance is from Section 500-1904.A.(1).(d) to allow 85% impervious coverage, where a property cannot exceed 60%. The property is approximately 45,216 square feet, in the M-1 Light Manufacturing Zoning District, and nonconforming to the

80,000 square foot minimum lot area requirement.

**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.

**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.

**Appeal #23-30** – For the property at 16 Red Rose Way, Levittown, PA 19056, tax parcel # 22-054-169. Anthony Fanaro, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a shed at the property. The first variance is from Section 500-803.I to allow 30.54% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2402.A.(2) to allow a shed to be located to the side of the property's dwelling, where sheds are required to be located 10 feet farther into a property's rear yard than the rearmost portion of a dwelling. The property is approximately 12,000 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: May 28, 2023 and June 4, 2023

The Advance of Bucks County