

## 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, August 28, 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 #24-43** – For the property at 2424 E. Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-057-046. Chick-Fil-A, applicant, is seeking three variances from the Middletown Township Zoning Ordinance to redevelop the Chick-Fil-A at the Lincoln Plaza shopping center. The first variance is from Section 500-1703.G to allow 88.4% impervious coverage, where a property cannot exceed 65%. The second variance is from Section 500-1703.C.(1) to allow 32.7 foot building setback from a street line, where 100 feet is required. The third variance is from Section 500-1704.A to allow 1,133 off-street parking spaces, where the property currently contains 1,146 off-street parking spaces. The property is approximately 25 acres and in the GB General Business 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: August 11, 2024 and August 18, 2024

Bucks County Courier Times