

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 26, 2025 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 #25-6 – For the Property at 640 E. Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-041-026. Winterstar Corporation, applicant, is seeking a special exception and three variances from the Middletown Township Zoning Ordinance to allow a Taco Bell fast food restaurant with a drive-through at the property. The special exception approval is from Section 500-1502.D.(2) to allow a restaurant with drive-through service in the C Commercial Zoning District. The first variance is from Section 500-2702.D to allow 22 off-street parking spaces, where 55 spaces are required. The second variance is from Section 500-1503.D to allow 84.3% impervious coverage, where 60% is required. The 84.3% request is a reduction from the currently nonconforming 85.1% impervious coverage at the property. The third variance is from Section 500-2804.A to allow a 5 foot sign setback from the ultimate right-of-way, where 10 feet is required. The requested sign setback is a reduction from the current nonconforming 2 foot sign setback at the property. The second and third variance requests are only if the Zoning Hearing Board finds they are necessary. The property is approximately 50,854 square feet and in the C Commercial Zoning District. This application is continued from its February 26, 2025 appearance.

Appeal #25-14 – For the undeveloped property along Glenside Avenue, Langhorne, PA 19047, tax parcel # 22-036-114. The Shetland Group, applicant and property owner, is seeking nine variances from the Middletown Township Zoning Ordinance to construct a single-family detached dwelling at the property. The first variance is from Section 500-803.A to allow a dwelling on a 4,800 square foot lot, where 15,000 square feet is required. The second variance is from Section 500-803.B to allow a dwelling on a lot containing a width of 40 feet, where 100 feet is required. The third variance is from Section 500-803.D to allow 31.5% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-803.F to allow a 25 foot front yard setback, where a 35 foot minimum is required. The fifth variance is from Section 500-803.G to allow 5 foot and 9 foot side yard setbacks with an aggregate of 14 feet, where a minimum of 10 feet with an aggregate of 30 feet is required. The sixth variance is from Section 500-803.I to allow 35.83% impervious coverage, where a property cannot exceed 30%. The seventh variance is from Section 500-2602.B.(1) to allow a building envelope less than 3,500 square feet. The eighth variance is from Section 500-2702.A to allow a driveway to contain a 5 foot side yard setback, where 10 feet is required. The ninth variance is Section 500-2307 to allow the construction of a dwelling without the required open space. The property is approximately 4,800 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size and 100 foot minimum lot width requirements.

Appeal #25-15 – For the property at 14 Bellevue Road, Penndel, PA 19047, tax parcel # 22-040-001-001. Milnik Brothers, LLC, applicants and property owners, are seeking five variances from the Middletown Township Zoning Ordinance to construct a building to be used as an auto and truck repair facility at the property. The first variance is from Section 500-1502 to allow an auto and truck repair use, where they are not allowed. The second variance is from Section 500-1503.A to allow a use on a 16,248 square foot lot, where 20,000 square feet is required. The third variance is from Section 500-1503.F.(1) to allow a 20 foot front yard setback, where a minimum of 50 feet is required. The fourth variance is from Section 500-1503.F.(3) to allow a rear yard setback of 15 feet, where a minimum of 20 feet is required. The property is

approximately 16,248 square feet, in the C Commercial Zoning District, and nonconforming to the 20,000 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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: March 12, 2025 and March 16, 2025

The Bucks County Courier Times