

**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, May 26, 2021 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](http://middletownbucks.org) for meeting location)**

**Appeal #21-38** – Chris Jacoboski, owner and applicant, 1162 Center St., Levittown, PA 19057, is seeking two (2) variances from the Middletown Township Zoning Ordinance to install a garage accessory building. The first variance is from Section 500-2402.A.(3) to allow a garage accessory building footprint of 1,500 SF and 5% of the lot area where the ordinance allows 3% of the lot area to a maximum of 500 SF. The second variance is also from Section 500-2402.A.(3) to allow a building height of 17’8” where the ordinance requires a 14’ maximum for accessory buildings. The lot is approximately 29,620 SF located at 1162 Center St., Levittown, PA 19057 in the R-1 Residence zoning district, tax parcel # 22-057-300 & 22-057-301.

**Appeal #21-39** – Charles Ketterer, applicant, 10 Ruby Ct., Newtown, PA 18940 and Mawson & Mawson, Inc. owner, 1800 East Old Lincoln Highway, Langhorne, PA 19047, are applying for a use variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-1902 to allow a Dog Grooming business in the M1 – Light Manufacturing Zoning District at 1836 East Old Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-040-020-001.

**Appeal #21-40** – Danielle Ward, owner & applicant, 62 Quarry Rd., Levittown, PA 19057, is applying for variances from the Middletown Township Zoning Ordinance to add a front porch addition. The variances are from Section 500-903.D to allow a 31% building coverage where the requirement is a maximum of 20%, Section 500-903.F for a front yard setback of 20’ where the requirement is 25’, and Section 500-903.I to allow a 36% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 8,400 SF, where the ordinance requires a 10,000 SF lot minimum at 62 Quarry Rd., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-065-236.

**Appeal #21-41** – Robert & Casi Tiernan, owner & applicant, 124 Argyle Rd., Langhorne, PA 19047, are applying for a variance from the Middletown Township Zoning Ordinance to add an inground pool. The variance is from Section 500-903.I for an impervious coverage of 40.27%, where the requirement is a maximum of 30%. The existing lot has a conforming area of 10,000 SF where the ordinance requires a 10,000 SF lot minimum at 124 Argyle Rd., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-079-171.

**Appeal #21-42** – Julie Ann Dudleson, owner & applicant, 1 Cardinal Rd., Levittown, PA 19057, 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 Cobalt Ridge Drive South & Bristol Oxford Valley Road. The property is located at 1 Cardinal Rd., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-061-070.

**Appeal #21-43** – Kiya & Dan Page, owner & applicant, 190 Red Rose Dr., Levittown, PA 19056, are applying for variances from the Middletown Township Zoning Ordinance for a driveway expansion. The variance is from Section 500-2702.A. to allow a driveway 1 foot from side yard property line where the ordinance requires 12 foot minimum and Section 500-803.I to allow a 45% impervious surface area where the requirement is a maximum of 30%. The property is located at 190 Red Rose Dr, Levittown, PA 19056 in the R-1 Residence zoning district, tax parcel # 22-054-191.

Additional details are posted on the Township website at [Middletownbucks.org](http://Middletownbucks.org). **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to [PJennis@middletownbucks.org](mailto: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. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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