

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, October 26, 2022 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #22-55 – For the undeveloped property along Hulme Avenue, Levittown, PA 19056, containing the tax parcel #22-044-020. Pankaj Patel, applicant, is seeking five variances from the Middletown Township Zoning Ordinance to construct a detached single-family dwelling at the property. The first variance is from Section 500-903.A to allow the single-family dwelling to contain a lot area of 4,860 square feet, when a minimum lot area of 10,000 square feet is required. The second variance is from Section 500-903.B to allow a single-family dwelling to contain a lot width of 40.8 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 7.7 feet with a side yard aggregate of 15.4 feet, where a minimum side yard setback of 10 feet with a side yard aggregate of 25 feet are required. The fourth variance is from Section 500-903.F to allow a front yard setback of 7.7 feet, where a minimum of 25 feet is required. The fifth variance is from Section 500-2702.A to allow a residential driveway to contain a side yard setback of 7.7 feet, where driveways are required to meet the applicable Zoning District's side yard setback, which in this case is 10 feet. The property is approximately 4,860 square feet, a corner lot, and located in the R-1 Residence Zoning District.

Appeal #22-56 - For the property at 596 Langhorne Yardley Road, Langhorne, PA 19047, tax parcel #22-021-042. Curtis Smith, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a fence within the front yard area at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the required front yard, where fences are not allowed within the required front yard. The second variance is from 500-2305.C.(4) to allow a fence to be located closer to the physical cartway than the required 8-foot setback from the edge of the cartway. The property is approximately 1.7 acres, a corner lot, and located in the R-2 Residence Zoning District.

Appeal #22-57 – For the property at 51 Apple Valley Road, Langhorne, PA 19047, tax parcel #22-032-058. Jessyca Chapa-Benitez, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a 160 square foot shed at the property. The first variance is from Section 500-903.D to allow a building coverage of 20.3%, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.I to allow an impervious coverage of 32.28%, where a property cannot exceed 30% impervious coverage. The property is approximately 10,411 square feet and located in the R-2 Residence 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.

Kevin Strouse, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 9, 2022 and October 16, 2022

The Advance of Bucks County