

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, July 13, 2022 at 7:00 P.M. in the Raymond P. Mongillo Senior Community Center, 2140 Trenton Road, Levittown, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #21-83 – For the property at or about 469 East Maple Avenue, Langhorne, PA 19047, tax parcel #'s 22-021-055 and 22-021-055-002. Wood Services, Inc., applicant and property owner, is requesting variances from the Middletown Township Zoning Ordinance to construct an apartment building. The first variance is from Section 500-802 to permit an apartment use. The second variance is from Section 500-803.C to allow a density of 2.74 dwelling units per acre, where a maximum density of 2 dwelling units per acre is allowed. The third variance is from Section 500-803.E to permit a building height of 54 feet, where buildings cannot exceed a maximum height of 35 feet. The currently developed property is located in the R-1 Residence Zoning District and contains, in part, the Beechwood residences. This hearing is continued from June 8, 2022.

Appeal #22-27 – For the property at 868 Jefferson Avenue, Langhorne, PA 19047, tax parcel #22-036-373. Jose and Karen Pratts, applicants and property owners, are requesting a variance from the Middletown Township Zoning Ordinance to construct a 120 square foot front porch extension with walkways and other hardscape surfaces at the property. The variance is from Section 500-803.I to allow an impervious coverage of 31.85%, where a maximum of 30% is allowed. The property is approximately 10,000 square feet, located in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

Appeal #22-30 – For the property at 16 Larkspur Road, Levittown, PA 19056, tax parcel #22-060-275. Paul's Lawn Snowplowing Carpentry Inc. of 8501 New Falls Road, Levittown, PA 19054, applicant and property owner, is appealing an issued zoning violation notice stating noncompliance with the requirements of the Middletown Township Zoning Ordinance. It is the determination of the Middletown Township Zoning Officer that the property contains a transient dwelling use in a zoning district that does not allow a transient dwelling use. The property is approximately 6,867 square feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 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 Community Center 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: June 26, 2022 and July 3, 2022

The Advance of Bucks County