

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 8, 2023 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 #22-78 – For the undeveloped property along Walnut Terrace, Langhorne, PA 19047, tax parcel #22-012-018. Shyam Builders, LLC, applicant, is seeking five variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-2601.C.(1) to allow 83% disturbance at a steep slope area containing a slope of 8-15%, where disturbance cannot exceed 50%. The second variance is from Section 500-2601.C.(2) to allow 88% disturbance at a steep slope area containing a slope of 15-25%, where disturbance cannot exceed 30%. The third variance is from Section 500-2601.C.(3) to allow 42.9% disturbance at a steep slope area containing a slope of 25% or steeper, where disturbance cannot exceed 15%. The fourth variance is from Section 500-2601.D.(1) to allow 42.9% disturbance of woodlands in environmentally sensitive areas, where disturbance cannot exceed 20%. The fifth variance is from Section 500-2602.B to allow a building envelope to contain a portion of natural features that may not be developed or intruded upon as specified in Section 500-2601. The property is approximately 20,000 square feet and located in the R-2 Residence Zoning District. This appeal is continued from February 8, 2023.

Appeal #23-2 – For the property at 534 Old Mill Drive, Langhorne, PA 19047, tax parcel #22-025-063. Eva Csordasne Kohegyi, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an approximately 61 square foot addition at the property. The variance is from Section 500-603.H to allow a front yard setback of 24 feet, where a 50 foot setback is required. The property is approximately 8,000 square feet, in the RA-3 Residence Agricultural Zoning District, and nonconforming to the Zoning District's minimum lot size and minimum lot width requirements.

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: February 19, 2023 and February 26, 2023

The Advance of Bucks County