

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, April 26, 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 #21-73 – For the undeveloped property at Sunset Avenue, Langhorne, PA 19047, containing the tax parcel # 22-045-308. Pankaj Patel of 79 Red Ridge Rd., Levittown, PA 19056, applicant, and Kenneth Reardon of 1539 Highland Ave., Langhorne, PA 19047, owner, are seeking eight variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling in a FEMA mapped floodplain at the property. The first variance is from Section 500-903.A to allow the construction of a single-family detached dwelling on a 4,800 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.B to allow the construction of a single-family detached dwelling on a lot containing a width of 40 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 5 feet and an aggregate of 15 feet, where a minimum setback of 10 feet and an aggregate of 25 feet are required. The fourth variance is from Section 500-2601.A to permit 100% disturbance within one-hundred-year floodplain. The fifth variance is from Section 500-2602.B to allow a building envelope to contain natural features that may not be developed or intruded upon. The sixth variance is from Section 500-2602.B.(1) to allow a 1,050 square foot building envelope containing natural features, where a minimum of 3,500 square feet is required. The seventh variance is from Section 500-2603 to allow a structure within the one-hundred-year floodplain. The eighth variance is from Section 500-2603.D to allow the construction of a use that is not permitted within a floodplain. The property is approximately 4,800 square feet, contains a lot width of 40 feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot area and 80 foot minimum lot width requirements. This application is remanded from December 8, 2021 when only the side yard setback variance was requested.

Appeal #23-7 – For the property at 40 Hollow Road, Levittown, PA 19056, tax parcel # 22-046-196. Erin and Jesse Hart, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to expand the property's existing driveway. The variance is from Section 500-903.I to allow 37.1% impervious, where a property cannot exceed 30%. The property is approximately 8,540 square feet, in the R-2 Residence Zoning District, currently contains 35.2% impervious coverage, and nonconforming to the minimum 10,000 square foot lot size requirement.

Appeal #23-10 – For the Space 2A property in the Summit Square Shopping Center, Langhorne, PA 19047, tax parcel # 22-005-005-005 2A. American Heritage FCU, applicant, is seeking two variances from the Middletown Township Zoning Ordinance to install a wall mounted animated sign at the property. The first variance is from Section 500-2811.B.(1) to allow an animated sign, where they are prohibited. The second variance is from Section 500-2811.B.(3).(a) to allow more than one wall sign per façade. The property is in CS Shopping Center Zoning District.

Appeal #23-11 – For the property at 20 Forsythia Drive North, Levittown, PA 19056, tax parcel # 22-050-260. John Aroniss, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a covered front porch and carport at the

property. The first variance is from Section 500-803.D to allow 28.14% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.G to allow a side yard setback aggregate of 25.5 feet, where an minimum aggregate of 30 feet is required. The property is approximately 16,429 approximately square feet and in the R-1 Residence Zoning District.

Appeal #23-12 – For the undeveloped property along Olive Street, Langhorne, PA 19047, tax parcel # 22-017-161. Dan Leach, applicant and property owner, is seeking six variances from the Middletown Township Zoning Ordinance to construct a single-family detached dwelling at the property. The first variance is from Section 500-903.A to allow the construction of a single-family detached dwelling on a 2,960 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.B to allow the construction of a single-family detached dwelling on a lot containing a width of 40 feet, where 80 feet is required. The third variance is from Section 500-903.D to allow 20.27% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-903.F to allow a 19-foot front yard setback, where 25 feet is required. The fifth variance is from Section 500-903.G to allow a side yard setback of 6 feet with an aggregated of 16 feet, where 10 feet with an aggregated of 25 feet is required. The sixth variance is from Section 500-903.I to allow 35.68% impervious coverage, where a property cannot exceed 30%. The property is approximately 2,960 square feet, R-2 Residence Zoning District, and nonconforming to the minimum 10,000 square foot minimum lot area and 80-foot minimum lot width requirements.

Appeal #23-13 – For the property at 320 Delaware Avenue, Langhorne, PA 19047, tax parcel # 22-045-309. Fox Building Supply, LLC, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a single family detached dwelling in a FEMA mapped floodplain at the property. The variance is from Section 500-2603.D.(1) to allow the construction of a use that is not permitted within a floodplain. The property is approximately 21,623 square feet and located in the R-2 Residence Zoning District.

Appeal #23-14 – For the property at 313 Wyoming Avenue, Langhorne, PA 19047, tax parcel # 22-045-393. Thomas Hegedosh and Irina Melenevych., applicants and property owners, are seeking four variances from the Middletown Township Zoning Ordinance to construct a 150 square foot addition at the property. The first variance is from Section 500-903.D to allow 21.55% building coverage, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.H to allow a 0 rear yard setback, where 25 feet is required. The third variance is from Section 500-903.I to allow 30.72% impervious coverage, where a property cannot exceed 30% impervious coverage. The fourth variance is from Section 500-2603.D.(1) to allow the construction of an addition that is not permitted within a floodplain. The property is approximately 9,200 square feet, located in the R-2 Residence Zoning District and one-hundred year floodplain, and nonconforming to the minimum 10,000 square foot 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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: April 9, 2023 and April 16, 2023

The Advance of Bucks County