

## 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, February 28, 2024 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 #24-1** – For the property at 16 Canoe Birch Road, Levittown, PA 19056, tax parcel # 22-061-186. David Cridland, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an addition at the property. The first variance is from Section 500-903.D to allow 48.3% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 56% impervious coverage, where a property cannot exceed 30%. The property is approximately 8,538 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #24-2** – For the property at 36 Trellis Road, Levittown, PA 19056, tax parcel # 22-052-287. Dawn Helms, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an addition over an existing patio at the property. The variance is from Section 500-903.H to allow a rear yard setback of 22’3”, where a property must maintain a setback of 25 feet. The property is approximately 7,000 square feet and in the R-2 Residence Zoning District.

**Appeal #24-3** – For the property at 28 Canoe Birch Road, Levittown, PA 19056, tax parcel # 22-061-189. Brian and Julia Flynn, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to place a shed at the property. The first variance is from Section 500-903.D to allow 28.5% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 39.5% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,710 square feet, 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 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 11, 2024 and February 18, 2024

The Advance of Bucks County