

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 27, 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 #23-53 – For the property at 25 Summit Square Shopping Center, Langhorne, PA 19047, tax parcel # 22-005-005 25. Summit Square Associates, LP, applicant and property owner, is seeking a modification to the originally approved variances from the Middletown Township Zoning Ordinance to establish a restaurant with outdoor dining at the property. The modification involves the proposed covering of the outdoor dining area. The variances were granted on October 11, 2023. The property is approximately 15.12 acres and in the CS Shopping Center Zoning District.

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 23.8% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 34.6% 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 #24-6 – For the property along 745 Harding Avenue, Langhorne, PA 19047, tax parcel # 22-039-010-007. Andrew Innocenti, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to allow the sale of wine created at the property. The first variance is from Section 500-2407.A.(11) to allow retail sales as part of the property's home occupation. The second variance 500-2407.B.(7).(a) to allow the manufactured wine to be sold on site by the resident craftsman. The property is approximately 16,727 square feet and in the MR Multi-Residential Zoning District.

Appeal #24-7 – For the property at 36 Hollybrooke Drive, Langhorne, PA 19047, tax parcel # 22-049-246. Alpeshkumar Patel, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to install a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The second variance is from Section 500-2305.C.(4) to locate a fence closer than 8 feet from the cartway. The property is approximately 4,356 square feet and in the MR Multi-Residential Zoning District.

Appeal #24-8 – For the property at 855 Fernwood Avenue, Langhorne, PA 19047, tax parcel # 22-036-278. Michael Henry, applicant and property owner, is appealing the January 25, 2024 zoning violation notice from Middletown Township's Building and Zoning Director. In the alternative, the property owner is seeking a variance to allow activities associated with a home occupation in the trades. The variance is from Section 500-2407.A.(3) to allow for activities, materials, and equipment that would differ from the property's residential character. The property is approximately 21,000 square feet and in the R-1 Residence Zoning District.

Appeal #24-9 – For the property at 137 Alberts Way, Langhorne, PA 19047, tax parcel # 22-073-032. Francis Horn, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The first variance is from Section 500-903.I to allow 37.8% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2404.B to allow the pool equipment area to be in the required 10 foot side yard setback. The property is approximately 10,789 square feet and 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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: March 10, 2024 and March 17, 2024

The Advance of Bucks County