

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, December 8, 2021 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 #21-76 – Brendan Mihalko of 17 Cloister Rd., Levittown, PA 19057, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance to construct a fence. The first two variances are from Section 500-2305.C.(3) and Section 500-2305.C.(4) to allow a fence to be located 2 ft. from the sidewalk along Canoe Birch Road. The third variance is from Section 500-2305.C.(3) to permit a portion of fence adjacent to the existing front façade to have a setback of 34.51 ft along Cloister Road where 35 ft is required. The property is a corner lot and the existing dwelling is non-conforming at 17 Cloister Rd., Levittown, PA 19057 in the R-1 Residence District, tax parcel # 22-061-182.

Appeal #21-77 – Richard Becker of 41 Tweed Rd., Levittown, PA 19056, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance to construct a two-story addition. The first variance is from Section 500-903.G to permit a side yard setback of 6 ft. and an aggregate side yard setback of 15 ft. where 10 ft. and 25 ft aggregate is required. The second variance is from Section 500-903.D for a building coverage of 24.9% where a maximum of 20% is permitted. The third variance is from Section 500-903.I for an impervious surface coverage of 44.4% where a maximum of 30% is permitted. The property has a non-conforming lot size of 7,128 SF where 10,000 SF is required and a non-conforming lot width of 72 ft. where 80 ft. is required at 41 Tweed Rd., Levittown, PA 19056 in the R-2 Residence District, tax parcel # 22-052-166.

Appeal #21-78 – John Woodroffe of 123 Forsythia Dr. North, Levittown, PA 19056, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance for a driveway expansion, shed and patio. The first variance is from Section 500-2702.A to allow a driveway 3.5 ft. from the side yard property line where a minimum of 12 ft is required. The second and third variances are from Section 500-2702.A for a driveway width and a curb cut of 31 ft where the maximum driveway width is 20 ft and the maximum curb cut at the street line is 20 ft. The fourth variance is from Section 500-803.D for a building coverage of 23.5% where a maximum of 20% is permitted. The fifth variance is from Section 500-803.I for an impervious surface coverage of 39.3% where a maximum of 30% is permitted. The property has a non-conforming lot size of 12,268 SF where 15,000 SF is required at 123 Forsythia Dr. North, Levittown, PA 19506 in the R-1 Residence District, tax parcel # 22-050-365.

Appeal #21-79 – Aaron Sharpe of 281 N. Hawthorne Ave., Langhorne, PA 19047, applicant and owner, is applying for a variance from the Middletown Township Zoning Ordinance for a one-story addition. The variance is from Section 500-903.I for an impervious surface coverage of 41.7% where a maximum of 30% is permitted. The property has a conforming lot size of 11,250 SF at 281 N. Hawthorne Ave., Langhorne, PA 19047 in the R-2 Residence District, tax parcel # 22-013-036.

Appeal #21-80 – Scott Bastedo of 233 Quincy Dr., Levittown, PA 19057, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance for a second garage. The first variance is from Section 500-2402 to permit a garage to be situated less than 10 ft from the street line than the rearmost portion of the main building. The second variance is from Section 500-2402 to permit a new 1,200 SF garage in addition to an existing 400 SF

garage and a 180 SF shed where a maximum of 500 SF total is permitted for all residential accessory structures. The property has a conforming lot size of 90,146 SF at 233 Quincy Dr., Levittown, PA 19057 in the R-2 Residence District, tax parcel # 22-062-340.

Appeal #21-81 – Brian Klukososki of 347 Deer Dr., Langhorne, PA 19047, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance to install an above ground pool. The first variance is from Section 500-2404.A to permit the pool to be located within the front yard setback and 10 ft from the curb along Orchard Ave. The second variance is from Section 500-2404.B to permit the pool to be located 6 ft from the side yard property line where 25 ft is required. The property is a corner lot at 347 Deer Dr., Langhorne, PA 19047 in the R-2 Residence District, tax parcel # 22-012-125.

Appeal #21-82 – Atwood and Alania Davis of 1412 Arbutus Ave., Langhorne, PA 19047, applicant and owner, is applying for a variance from the Middletown Township Zoning Ordinance to replace and expand an existing patio. The variance is from Section 500-903.I for an impervious surface coverage of 37.4% where a maximum of 30% is permitted. The property has a non-conforming lot size of 9,000 SF where 10,000 SF is required at 1412 Arbutus Ave., Langhorne, PA 19047 in the R-2 Residence District, tax parcel # 22-013-191.

Appeal #21-83 - Woods Services, Inc. of 40 Martin Gross Drive, Langhorne, PA 19047, applicant & owner is applying for variances from the Middletown Township Zoning Ordinance to construct an apartment building at or about 469 East Maple Avenue. The first variance is from Section 500-802 to permit an apartment use. The second variance is from Section 500-803.C to allow 2.74 dwelling units per acre where a maximum of 2 dwelling units per acre is permitted. The third variance is from Section 500-803.E to permit a building height of 54 ft where a maximum of 35 ft is permitted. The property is currently developed and contain, in part, the Beechwood residences and is located at East Maple Avenue, Langhorne, PA 19047 in the R-1 Residence District, tax parcel #s 22-021-055 and 22-01-055-002

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 Office at 215-750-3800, ext. 1110, prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: November 21, 2021 & November 28, 2021
The Advance of Bucks County