

**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 28, 2021 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website middletownbucks.org for meeting location)**

Appeal #21-31 – Ronald Spadaccino, owner & applicant, 14 Quaker Oak Rd., Levittown, PA 19057, is applying for variances from the Middletown Township Zoning Ordinance to add an accessory structure shed. The variances are from Section 500-903.D to allow a 26% building coverage where the requirement is a maximum of 20%, and Section 500-903.I to allow a 39% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 8,260 SF, where the ordinance requires a 10,000 SF lot minimum at 14 Quaker Oak Rd., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-065-056.

Appeal #21-32 – Adam Lanza, owner & applicant, 35 Crystal Pl., Levittown, PA 19057, is applying for variances from the Middletown Township Zoning Ordinance to add an accessory structure shed. The variances are from Section 500-903.D to allow a 26.6% building coverage where the requirement is a maximum of 20%, and Section 500-903.I to allow a 34.8% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 7,000 SF, where the ordinance requires a 10,000 SF lot minimum at 35 Crystal Pl., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-055-102.

Appeal #21-33 – Earnest Austen, owner & applicant, 43 Quarter Turn Rd. East, Levittown, PA 19057, is applying for variances from the Middletown Township Zoning Ordinance to add an accessory structure shed. The variances are from Section 500-903.D to allow a 23% building coverage where the requirement is a maximum of 20%, and Section 500-903.I to allow a 38% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 7,653 SF, where the ordinance requires a 10,000 SF lot minimum at 43 Quarter Turn Rd. East, Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-064-077.

Appeal #21-34 – Mark & Chantal Delaney, owner & applicant, 16 Stone Bridge Ct., Langhorne, PA 19047, are applying for variances from the Middletown Township Zoning Ordinance to add an accessory structure pergola. The variances are from Section 500-903.D to allow a 22.3% building coverage where the requirement is a maximum of 20%, and Section 500-903.I to allow a 35.0% impervious surface area where the requirement is a maximum of 30%. The existing lot has a conforming area of approximately 10,636 SF, where the ordinance requires a 10,000 SF lot minimum at 16 Stone Bridge Ct., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-079-183.

Appeal #21-35 – Dawn Yauger, owner & applicant, 7 Canoe Birch Rd., Levittown, PA 19057, is applying for variances from the Middletown Township Zoning Ordinance to add a front porch addition. The variances are from Section 500-903.D to allow a 23.8% building coverage where the requirement is a maximum of 20%, Section 500-903.F for a front yard setback of 22' where the requirement is 25', and Section 500-803.I to allow a 34.8% impervious surface area

where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 8,407 SF, where the ordinance requires a 10,000 SF lot minimum at 7 Canoe Birch Rd., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-061-180.

Additional details are posted on the Township website at Middletownbucks.org. **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to PJEnnis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.**

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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