

**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, June 23, 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](http://middletownbucks.org) for meeting location)**

**Appeal #21-47** – Mark Kasper, owner & applicant, 169 Cobalt Ridge Dr South, Levittown, PA 19057, is applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Canary Road. The property is located at 169 Cobalt Ridge Dr South, Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-061-341.

**Appeal #21-48** –George School, applicant & owner, 1690 Langhorne-Newtown Rd, Newtown, PA 18940, is applying for three zoning variances from the Middletown Township Zoning Ordinance for new entrance signs at Farm Drive . The first variance is from Section 500-2804.A to allow signs within the ultimate right-of-way of Langhorne-Newtown Road where the ordinance requires signs to be greater than 10 feet from the ultimate right-of-way. The second variance is from Section 500-2809.B.(2) to allow a total of 67 square feet where the ordinance allows a 40 square foot maximum. The third variance is from Section 500-2809.B.(2) to allow a total of 4 signs where the ordinance allows one sign. The property is located at 1690 Langhorne-Newtown Rd, Newtown, PA 18940 in the RA-2 Residence Zoning District, Tax Parcel # 22-004-004-004, 22-004-002, 22-004-003 & 22-004-004-003.

**Appeal #21-49** – David Green, owner & applicant, 64 Cardinal Rd., Levittown, PA 19057, is applying for variances from the Middletown Township Zoning Ordinance to add building addition for a bedroom. The variances are from Section 500-903.D to allow a 21.7% building coverage where the requirement is a maximum of 20%, Section 500-903.F for a front yard setback of 14.25' where the requirement is 25', and Section 500-903.I to allow a 31% 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 64 Cardinal Rd., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-061-152.

**Appeal #21-50** – Kim Biggans., owner & applicant, 177 South Myrtlewood Ave., Langhorne, PA 19047, is applying for a special exception from the Middletown Township Zoning Ordinance to operate a family day care. The special exception is required under Section 500-2408.B.(4) The existing lot has a conforming area of approximately 10,275 SF, at 177 South Myrtlewood Ave., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-013-122-002.

**Appeal #21-51** – Tim & Bobbie Moore, owner & applicant, 206 Argyle Rd., Langhorne, PA 19047, are applying for variances from the Middletown Township Zoning Ordinance to add building addition. The variances are from Section 500-903.D to allow a 23.2% 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 conforming area of approximately 10,000 SF, at 206 Argyle Rd., Langhorne, PA 19047 in the

R-2 Residence Zoning District, tax parcel # 22-079-164.

Additional details are posted on the Township website at [Middletownbucks.org](http://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](mailto: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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