

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 9, 2022 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #20-130 – For the property at 93 Upper Orchard Drive, Levittown, PA 19056, tax parcel # 22-060-005. Tom M. Connors, applicant and property owner, is requesting an extension to the variances granted on December 14, 2020 for the construction of an addition to the rear of the property's house. The variances were granted from the building coverage, side yard setback, and impervious coverage requirements of the R-2 Residence Zoning District.

Appeal #22-6 – For the property at 753 Buttonwood Avenue, Langhorne, PA 19047, tax parcel # 22-036-144. Louis D'Orazio III, applicant and property owner, is requesting five variances from the Middletown Township Zoning Ordinance for the construction of a 938 square foot detached garage. The first variance is from Section 500-2402.A.(2) to allow an accessory building to be situated closer to the street line than 10 feet farther back from the rearmost portion of the main building. The second variance is from Section 500-2402.A.(3) to allow a 938 square foot accessory building, where residential accessory buildings cannot exceed 500 square feet. The third variance is from Section 500-2402.A.(3) to allow accessory buildings to cover 7.4% of the property's lot area, where accessory buildings cannot exceed a maximum of 3% of a property's lot area. The fourth variance is from Section 500-2402.A.(3) to allow an accessory building to contain a building height of 18 feet, where accessory buildings cannot exceed a maximum building height of 14 feet. The fifth variance is from Section 500-803.I for an impervious coverage of 32.4%, where a maximum of 30% is allowed. The property's lot size is approximately 19,200 square feet and located in the R-1 Residence Zoning District.

Appeal #22-8 – For the property at 15 Rain Lily Road, Levittown, PA 19056, tax parcel # 22-054-251. Jason Arasim, applicant and the property owner, is requesting three variances from the Middletown Township Zoning Ordinance for the construction of 345 square foot covered patio. The first variance is from Section 500-803.D to allow a building coverage of 20.9%, where a maximum of 20% is allowed. The second variance is from Section 500-803.H to allow a rear yard setback of 27 feet, where 35 feet is required. The third variance is from Section 500-803.I to allow an impervious coverage of 31.48%, where a maximum of 30% is allowed. The property already contains 31.48% impervious coverage and no additional impervious coverage is proposed with the construction of the covered patio. The property is located in the R-1 Residence Zoning District and contains a lot size of approximately 12,720 square feet, which is nonconforming to the 15,000 square foot minimum lot size requirement of the R-1 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.

Kevin Strouse, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: February 20, 2022 and February 27, 2022

The Advance of Bucks County