

## 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 22, 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 #22-19** – For the property at 57 Candle Road, Levittown, PA 19057, tax parcel #22-054-344. Barbara McAllister, applicant and property owner, is requesting three variances from the Middletown Township Zoning Ordinance to expand the existing driveway and curb cut. The first variance is from Section 500-903.I to allow an impervious coverage of 34.41%, where a maximum of 30% is allowed. The second variance is from Section 500-2702.A to allow a driveway side yard setback of 5.51 feet, where the driveway must meet the R2 Zoning District's side yard setback of 10 feet. The third variance is from Section 500-2702.A to allow a curb cut to contain a width of 22 feet, where a curb cut cannot exceed a width of 20 feet, as required by the design standards of the Township's Subdivision and Land Development Ordinance. The property is approximately 7,000 square feet, contains a lot width of 70 feet, located in the R-2 Residence Zoning District, and is nonconforming to the 10,000 square foot minimum lot size and 80 foot minimum lot width requirements.

**Appeal #22-20** – For the property at 1434 Center Street, Levittown, PA 19057, tax parcel #22-055-055-003. Erik Maier, applicant and property owner, is requesting a variance from the Middletown Township Zoning Ordinance to construct a 259 square foot addition at the property. The variance is from Section 500-803.D to allow a building coverage of 27.49%, where a maximum of 20% is allowed. The property currently contains a nonconforming building coverage of 26%. The property is approximately 17,000 square feet and located in the R-1 Residence Zoning District.

**Appeal #22-21** – For the property at 1780 Silver Lake Road, Langhorne, PA 19047, tax parcel #22-031-021-001. Gary and Carin Fabiano, applicants and property owners, are requesting ten variances from the Middletown Township Zoning Ordinance for a 3 lot subdivision. The first variance is from Section 500-2003 to allow a single family detached dwelling unit in the OC Zoning District, which does not allow this use type. The second variance is from Section 500-2004.B.(1) to allow site areas of .76 acres, .81 acres, and .67 acres, where site areas cannot be less than 10 acres. The third variance is from Section 500-2004.B.(2) to allow a lot width of 30 feet and 116.69 feet, where a lot width cannot be less than 150 feet. The fourth variance is from Section 500-2004.B.(3).(b) to allow a 30 foot setback from property lines, where a 75 foot setback is required. The fifth variance is from Section 500-2004.C and jointly Section 500-2605.A to not contain a buffer yard, where a 75 foot buffer yard is required. The sixth variance is from Section 500-2004.G to allow access to the use to be taken from Silver Lake Road, where all uses need to be accessed by an internal roadway within the OC Zoning District. The seventh variance is from Section 500-2004.J to not require a Traffic Impact Study. The eighth variance is from Section 500-2301 to allow the subdivision of an existing lot that does not currently comply with the minimum lot area and dimensional standards. The ninth variance is from Section 500-2601.B to allow a 63% disturbance of floodplain soils, where disturbance of floodplain soils is not allowed. The tenth variance is from Section 500-2604 to allow a residential development to not provide open space and recreation space. The property is approximately 2.24 acres, located in the OC Office Campus Zoning District, and contains areas within Newtown Township's OR Office Research Zoning District.

**Appeal #22-22** – For the property at 945 Buchanan Drive, Langhorne, PA 19047, tax parcel #22-016-319. Chris Reppert, applicant and property owner, is requesting two variances from the Middletown Township Zoning Ordinance to locate a 400 square foot hot tub and gazebo enclosure area at the property. The first variance is from Section 500-903.I to allow an impervious coverage of 48.07%, where a maximum of 30% is allowed. The second variance is from Section 500-2404.B to allow the hot tub and gazebo enclosure area to contain a side yard setback of 5 feet, where the 10 foot side yard setback for properties in the R2 District is required for hot tub areas. The property currently contains a nonconforming impervious coverage of 46.07%. The property is approximately 20,000 square feet and located in the R-2 Residence Zoning District.

**Appeal #22-23** – For the property at 363 Deer Drive, Langhorne, PA 19047, tax parcel #22-012-119. Stephen Sokalski, applicant and property owner, is requesting two variances from the Middletown Township Zoning Ordinance to expand the existing driveway. The first variance is from Section 500-903.I to allow an impervious coverage of 40.12%, where a maximum of 30% is allowed. The second variance is from Section 500-2702.A to allow a driveway to not contain a side yard setback, where the driveway must meet the R2 Zoning District’s side yard setback of 10 feet. The property currently contains a nonconforming impervious coverage of 33.4%. The property is approximately 10,410 square feet and located in the R-2 Residence Zoning District.

**Appeal #22-24** – For the property at 850 Langhorne Yardley Road, Langhorne, PA 19047, tax parcel #22-021-039-002. Keith and Constance Haldeman, applicants and property owners, are requesting two variances from the Middletown Township Zoning Ordinance to construct a 480 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 an accessory building to contain a building height of 18 feet, where accessory buildings cannot contain a building height that exceeds 14 feet. The property is approximately 36,164 square feet and located in the RA-3 Residence Agricultural Zoning District.

**Appeal #22-25** – For the property at 10 Keystone Court, Langhorne, PA 19047, tax parcel #22-058-038. James and Jillian Abgarian, applicants and property owners, are requesting a variance from the Middletown Township Zoning Ordinance to expand the existing driveway. The variance is from Section 500-903.I to allow an impervious coverage of 44.35%, where the impervious coverage cannot exceed 30%. The property currently contains a nonconforming impervious coverage of 41.7%. The property is approximately 8,555 square feet, located in the R-2 Residence Zoning District, and is nonconforming to the 10,000 square foot minimum lot size requirement.

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: June 5, 2022 and June 12, 2022

The Advance of Bucks County