

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, August 10, 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 #22-30 – For the property at 16 Larkspur Road, Levittown, PA 19056, tax parcel #22-060-275. Paul’s Lawn Snowplowing Carpentry Inc. of 8501 New Falls Road, Levittown, PA 19054, applicant and property owner, is appealing an issued zoning violation notice stating noncompliance with the requirements of the Middletown Township Zoning Ordinance. It is the determination of the Middletown Township Zoning Officer that the property contains a transient dwelling use in a zoning district that does not allow a transient dwelling use. The property is approximately 6,867 square feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement. This hearing is continued from July 13, 2022.

Appeal #22-35– For the property at 69 Heartwood Road, Levittown, PA 19056, tax parcel #22-046-436. Chris Ricottone, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool. The variance is from Section 500-903.I to allow an impervious coverage of 36%, where a property cannot exceed 30% impervious coverage. The property is approximately 9,800 square feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #22-36 - For the property at 4 Deep Dale Drive, Levittown, PA 19056, tax parcel #22-046-276. Elia T. Melecio, 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 500-803.I to allow an impervious coverage of 48.24%, 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 feet, where the driveway must meet the R1 Zoning District’s side yard setback of 10 feet. The property is approximately 7,560 square feet, contains a lot width of 70 feet, located in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size and the 100-foot minimum lot width requirements.

Appeal #22-37 – For the property at 2 Spring Valley Road, Levittown, PA 19056, tax parcel #22-049-184. Art Laureti of 1002 Trenton Road, Langhorne, PA, the applicant, is seeking a variance from the Middletown Township Zoning Ordinance to construct a covered patio. The variance is from Section 500-803.H to allow a rear yard setback of 25.11 feet, where a setback of 35 feet is required. The property is approximately 16,296 square feet and located in the R-1 Residence Zoning District.

Appeal #22-39 – For the property at 284 S. Hawthorne, Langhorne, PA 19047, tax parcel #22-013-164-016. Jitendra Chitkara of SHAW REI LLC, applicant and property owner, is seeking 3 variances from the Middletown Township Zoning Ordinance to locate a 192 square foot shed at the property. The first variance is from Section 500-903.D to allow a building coverage of 20.6%, where a property cannot exceed 20% building coverage. The second variance is from Section 903-I to allow an impervious coverage of 32.9%, where a property cannot exceed 30% impervious coverage. The third variance is from Section 500-2402.A.(3) to allow accessory buildings to cover 7% of the property’s lot area, where accessory buildings cannot cover more than 3% of a property’s lot area. The property is approximately 9,170 square feet, located in

the R-2 Residence Zoning District, and 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: July 24, 2022 and July 31, 2022

The Advance of Bucks County