

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, September 14, 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 #22-42 – For the property at 18 Wychwood Lane, Langhorne, PA 19047, tax parcel #22-025-172. Natalie and Gary Weber, applicants and property owners, are requesting a variance from the Middletown Township Zoning Ordinance to locate a fence within the front yard area of the property. The variance is from Section 500-2305.C.(3) to allow a fence within the required front yard setback, where fences are not allowed in the required front yard setback. The property is approximately 38,420 square feet and located in the RA-3 Residence Agricultural Zoning District.

Appeal #22-43 – For the property at 148 S. Hawthorne Avenue, Langhorne, PA 19047, tax parcel #22-013-049. Tom Snyder of 130 Elmwood Avenue, Feasterville, PA, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance that is related to the construction of a new home at the property. The variance is from Section 500-903.D to allow a building coverage of 20.56%, where a property cannot exceed 20% building coverage. The property is approximately 9,500 square feet, located in the R-2 Residence Zoning District, nonconforming to the 10,000 square foot minimum lot size requirement, and previously received variances related to the construction of the new home.

Appeal #22-44 - For the properties at and neighboring 727 Linden Avenue, Langhorne, PA 19047, tax parcel #'s 22-036-188, 22-036-194, and 22-036-195. John Keashon, applicant and property owner, is requesting 9 variances from the Middletown Township Zoning Ordinance to consolidate 3 lots into 2 lots. The first variance is from Section 500-803.A to allow Lot 1 to contain a lot area of 14,400 square feet, where a lot must be a minimum of 15,000 square feet in size. The second variance is from Section 500-803.D to allow Lot 1 to contain 26.4% building coverage, where a property cannot exceed 20% building coverage. The third variance is from Section 500-803.F to allow Lot 1 to contain a front yard setback of 30.4 feet, where 35 feet is required. The fourth variance is from Section 500-803.H to allow Lot 1 to contain a rear yard setback of 15.6 feet, where 35 feet is required. The fifth variance is from Section 500-803.I to allow Lot 1 to contain 42.9% impervious coverage, where a property cannot exceed 30% impervious coverage. The sixth variance is from Section 500-903.D to allow Lot 1 to contain 26.4% building coverage, where properties cannot exceed 20% building coverage. The seventh variance is from Section 500-903.H to allow Lot 1 to contain a rear yard setback of 15.6 feet, where 25 feet is required. The eighth variance is from Section 500-903.I to allow Lot 1 to contain 42.9% impervious coverage, where a property cannot exceed 30% impervious coverage. The ninth variance is from Section 500-803.A to allow Lot 2 to contain a lot area of 14,400 square feet, where a lot must be a minimum of 15,000 square feet in size. The properties are split zoned between the R-1 and R-2 Residence Zoning Districts and currently nonconforming to numerous requirements for both of those districts.

Appeal #22-45 – For the property at 820 Town Center Drive, Langhorne, PA 19047, tax parcel #22-057-051. Rise Up Towers Bucks County One, LLC of 244 W. Skippack Pike, Ambler, PA, applicant, is requesting a special exception from the Middletown Township Zoning Ordinance to construct a cell tower at the property. The required special exception is from Section 500-2315.J to allow a cell tower within the GB General Business Zoning District.

Appeal #22-46 – For the property at 79 Sweet Gum Road, Levittown, PA 19056, tax parcel #22-054-010. Eric Bruno, applicant and property owner, is requesting a variance from the Middletown Township Zoning Ordinance to locate two sheds at the property. The variance is from Section 500-803.I to allow the property to contain 33.07% impervious coverage, where a property cannot exceed 30% impervious coverage. The property is approximately 13,068 square feet, located in the R-1 Residence Zoning District, and nonconforming to the 15,000 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: August 28, 2022 and September 4, 2022

The Advance of Bucks County