

## 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, October 25, 2023 at 6:30 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance:

**Appeal #23-42** – For the property at 1301 Frosty Hollow Road, Levittown, PA 19056, tax parcel #'s 22-053-286 and 22-053-287. Zafar and Arshad Inc., applicant and property owner, is seeking nine variances from the Middletown Township Zoning Ordinance to develop 3 buildings containing stacked townhouse units for a total of 16 dwelling units at the property. The first variance is from Section 500-1802 to allow multi-plex dwellings where they are not permitted. The second variance is from Section 500-1803.C to allow 23% building coverage, where a property cannot exceed 20%. The third variance is from Section 500-1803.D to allow 58% impervious coverage, where a property cannot exceed 50%. The fourth variance is from Sections 500-1803.F.(1), 500-2302, and 500-2303.A to allow a front yard setback of 2 feet, where a minimum of 50 feet is required. The fifth variance is from Sections 500-1803.F.(2) and 500-2302 to allow a side yard setback of 11 feet, where a minimum of 20 feet is required. The sixth variance is from Section 500-1803.G to allow a buffer yard less than 75 feet in width from an adjacent residential use. The seventh variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The eighth variance is from Section 500-2605.A.(1) to allow a new residential development abutting existing nonresidential uses or districts with a buffer yard less than 75 feet in width. The ninth variance is from Section 500-2702.A to allow garage parking spaces to count towards the required off-street parking spaces for residential dwellings. The property is approximately 43,386 square feet, a corner lot, and in the P Professional Zoning District. This application is continued from its original scheduling on September 13, 2023 and first continuance scheduling on October 11, 2023.

**Appeal #23-55** – For the property at 348 Wheatsheaf Lane, Langhorne, PA 19047, tax parcel # 22-025-120. Steven Lee, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an addition at the property. The variance is from Section 500-603.G to allow a side yard setback 12 feet with an aggregate of 24 feet, where 15 feet with an aggregate of 40 feet is required. The property is approximately 14,000 square feet, contains a lot width of 80 feet, in the RA-3 Residence Agricultural Zoning District, and nonconforming to the 22,500 square foot minimum lot size and 125 foot minimum lot width requirements.

**Appeal #23-57** – For the property at 27 Steeplebush Road, Levittown, PA 19056, tax parcel # 22-053-115. Erin Marable, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The first variance is from Section 500-803.I to allow an impervious coverage of 36.7%, where a property cannot exceed 30%. The second variance is from Section 500-2404.B to allow a 5 foot setback from the rearmost portion of the property's dwelling, where 6 feet is required. The property is approximately 13,756 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

**Appeal #23-58** – For the property at 70 Crestwood Road, Levittown, PA 19057, tax parcel # 22-055-144. Chris Ward, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The variance is from Section 550-903.I to allow an impervious coverage of 36.2%, where a property cannot exceed 30%. The property is approximately 7,623 square feet, in the R-2 Residence Zoning District, currently contains 33.3% impervious coverage, and nonconforming to the minimum 10,000 square foot minimum lot size requirement.

**Appeal #23-59** – For the property at 2 Umber Road, Levittown, PA 19056, tax parcel # 22-053-372. Ryan and Rebecca Critti, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to install a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The second variance is from Section 500-2305.C.(4) to locate a fence closer than 8 feet from the inner edge of the sidewalk. The property is approximately 9,310 square feet and in the R-2 Residence Zoning District.

**Appeal #23-60** – For the property at 1725 Country Lane, Langhorne, PA 19047, tax parcel # 22-066-009. Thomas Hart, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a 1,024 square foot garage building with an expansion of the existing driveway at the property. The first variance is from Section 500-2402.A.(3) to allow a 1,024 square foot accessory building containing a height of 19 feet, where an accessory building cannot exceed 500 square feet and contain a height greater than 14 feet. The second variance is from Section 500-2702.A to allow a driveway to contain a setback of 5 feet, where a minimum setback of 12 feet is required. The property is approximately 13,900 square feet and in the RA-2 Residence Zoning 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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 8, 2023 and October 15, 2023

The Advance of Bucks County