

## 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, November 8, 2023 at 7:00 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 #23-51** – For the property at 179 Juniper Drive, Levittown, PA 19056, tax parcel # 22-060-107. Georgiy Kevlishvili, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to place a shed at the property. The variance is from Section 500-2402.A.(2) to allow a shed to be placed next to the side of the property's dwelling, where a shed must be at least 10 feet farther back from the streetline than the rearmost portion of the main building. The property is approximately 11,326 square feet and in the R-2 Residence Zoning District. This application is continued from October 11, 2023.

**Appeal #23-52** – For the property at 2200 Trenton Avenue, Levittown, PA 19057, tax parcel # 22-050-215. Dougherty Funeral Home, applicant, is seeking two variances from the Middletown Township Zoning Ordinance for the construction of an addition at the property. The first variance is from Section 500-1803.D to allow 72% impervious coverage, where a property cannot exceed 50%. The second variance is from Section 500-1803.F.(2) to allow a 6'9" side yard setback, where 20 feet is required. The property is approximately 65,398 square feet, in the P Professional Zoning District, and currently contains 71% impervious coverage. This application is continued from October 11, 2023.

**Appeal #23-54** – For the property at 6 Hardy Road, Levittown, PA 19056, tax parcel # 22-050-036. Michael Haughy, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a covered patio at the property. The variance is from Section 500-903.D to allow 28.6% building coverage, where a property cannot exceed 20%. The property is approximately 7,900 square feet, in the R-2 Residence Zoning District, nonconforming to the 10,000 square foot minimum lot size, and currently contains 25% building coverage.

**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 #23-56** – For the property at 442 Jefferson Avenue, Langhorne, PA 19047, tax parcel # 22-045-010. George Byrd, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a 288 square foot garage building at the property. The variance is from Section 500-903.I to allow an impervious coverage of 40.2%, where a property cannot exceed 30%. The property is approximately 6,250 square feet, in the R-2 Residence Zoning District, nonconforming to the 10,000 square foot minimum lot size requirement, and currently contains 32.5% impervious coverage.

**Appeal #23-61** – For the property at 1411 Woodbourne Road, Levittown, PA 19057, tax parcel # 22-055-215. Yardley Homes, LLC, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance for a two lot subdivision and construction of a new office building on the newly created lot at the property. The first variance is from Section 500-1803.B to allow a lot width of 25 feet on the newly created lot 2, where 80 feet is required. The second variance is from Section 500-1803.D to allow 59.81% impervious coverage on lot 1, where a property cannot exceed 50%. The property is approximately 87,125.8 square feet and in the P Professional Zoning District.

**Appeal #23-62** – For the property at 544 Claymont Avenue, Penn del, PA 19047, tax parcel # 22-045-176. Paul Alexander, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to locate a shed at the property. The first variance is from Section 500-903.D to allow 26% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 45% impervious coverage, where a property cannot exceed 30%. The third variance from Section 500-2402.A.(3) to allow the property to contain 11% coverage of total lot area for accessory buildings, where a property cannot exceed 3%. The property is approximately 6,250 square feet, 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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 22, 2023 and October 29, 2023

The Advance of Bucks County