

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, December 13, 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 #23-63 – For the property at 1301 Frosty Hollow Road, Levittown, PA 19056, tax parcel #'s 22-053-286 and 22-053-287. Masjid Al-Huda Islamic Learning Center, applicant, is seeking a variance from the Middletown Township Zoning Ordinance to establish a place of public worship and educational/community center at the property. The variance is from Section 500-2702.F to allow for 58 off-street parking spaces, where 118 spaces are required. The property is approximately 43,386 square feet and in the P - Professional Zoning District.

Appeal #23-64 – For the property at 2 Quaint Road, Levittown, PA 19057, tax parcel # 22-065-125. Beverly Darnley, applicant and property owner, is seeking five variances from the Middletown Township Zoning Ordinance for the construction of a hard top gazebo at the property. The first variance is from Section 500-903.D to allow 24.94% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.F to allow a front yard setback of 2 feet, where 25 feet is required. The third variance is from Section 500-903.I to allow 34.8% impervious coverage, where a property cannot exceed 30%. The fourth variance is from Section 500-2402.A.(2) to allow the gazebo to be placed next to the side of the property's dwelling, where it must be at least 10 feet farther back from the streetline than the rearmost portion of the main building. The fifth variance is from Section 500-2402.A.(3) to allow the property to contain 7% coverage of total lot area for accessory buildings and structures, where a property cannot exceed 3%. The property is approximately 11,448 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #23-65 – For the property at 10 Essex Lane, Langhorne, PA 19047, tax parcel # 22-009-215. Jaime and Steven Walker, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to install a fence at the property. The 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 property is approximately 14,375 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #23-66 – For the property at 17 Hollybrooke Drive, Langhorne, PA 19047, tax parcel # 22-049-227. Amanda Puskar, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install a fence at the property. The 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 property is approximately 3,515 square feet and in the MR Multi-Residential Zoning District.

Appeal #23-67 – For the property at 334 Trenton Road, Langhorne, PA 19047, tax parcel # 22-036-294. Charles Grafenstine, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct a 960 square foot garage building at the property. The first variance is from Section 500-2402.A.(2) to allow the garage to be placed next to the side of the property’s dwelling, where it must be at least 10 feet farther back from the streetline than the rearmost portion of the main building. The second variance is from Section 500-2402.A.(3) to allow a 960 square foot accessory building with a height of 18 feet and ½ inch, where accessory buildings cannot be larger than 500 square feet and exceed a height of 14 feet. The third variance is from Section 500-2702 to allow a driveway to contain a stone surface, where driveways must be constructed of a durable material with a finished surface like asphalt, concrete, or brick. The property is approximately 30,492 square feet and in the R-1 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: November 26, 2023 and December 3, 2023

The Advance of Bucks County