

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, May 24, 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 #23-18 – For the property at 897 Jeffrey Lane, Langhorne, PA 19047, tax parcel # 22-017-083-001-043. Antonio and Pamela D’Ambosio, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct an addition and covered front porch at the property. The variance is from Section 500-903.G to allow a 5.3 foot side yard setback with an aggregate of 20.7 feet, where a 10 foot side yard setback with an aggregate of 25 feet is required. The property is approximately 9,885 square feet, in the R-2 Residence Zoning District and nonconforming to the minimum 10,000 square foot lot size and 80 foot lot width requirements.

Appeal #23-19 – For the property at 2 Quail Road, Levittown, PA 19057, tax parcel # 22-065-175. Dorisann Elcenko, applicant and property owner, is 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 required 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 nearest sidewalk. The property is approximately 8,370 square feet and is a corner lot in the R-2 Residence Zoning District.

Appeal #23-20 – For the property at 1601 Silver Lake Road, Langhorne, PA 19047, tax parcel # 22-079-046. Anthony E. Massi, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to extend a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence extension further within the required 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 physical cartway. The property is approximately 11,250 square feet and a corner lot in the R-2 Residence Zoning District.

Appeal #23-21 – For the property at 1517 Rising Sun Avenue, Langhorne, PA 19047, tax parcel # 22-019-198. Michael and Aleisha Smith, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to locate a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the required 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 physical cartway. The property is approximately 10,080 square feet and in the R-2 Residence Zoning District.

Appeal #23-22 – For the property at 800 Durham Road, Langhorne, PA 19047, tax parcel # 22-045-269. Bucks County Housing Group, applicant, is seeking a variance from the Middletown Township Zoning Ordinance to establish affordable rental dwelling units with shared common areas and a shared kitchen in an existing converted single-family residence developed for a multi-family use at the property. The variance is from Section 500-802 to allow a use not permitted within the R-1 Residence Zoning District. The property is approximately 34,412 square feet.

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: May 7, 2023 and May 14, 2023

The Advance of Bucks County