

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, August 9, 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 #23-14 – For the property at 313 Wyoming Avenue, Langhorne, PA 19047, tax parcel # 22-045-393. Thomas Hegedosh and Irina Melenevych., applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a 150 square foot addition at the property. The variance is from Section 500-2603.D.(1) to allow construction that is not permitted within a floodplain. The property is approximately 9,200 square feet, located in the R-2 Residence Zoning District and one-hundred year floodplain, and nonconforming to the minimum 10,000 square foot lot size requirement. This application is continued from its originally scheduled April 26, 2023 appearance.

Appeal #23-15 – For the property at 2710 Village Road, Langhorne, PA 19047, tax parcel #'s 22-031-028-001 and 22-031-028-002. Silver Oak Village, LLC and Anatoliy Klimenko, applicants and property owners, are seeking nine variances from the Middletown Township Zoning Ordinance for a 13 lot subdivision with 12 single-family detached dwellings at the property. The first variance is from Section 500-403.A to allow a lot area of 10,000 square feet, where a minimum of one acre is required. The second variance is from Section 500-403.B to allow a lot width of 80 feet for lots 1 through 7 and lots 10 through 12, a lot width of 60 feet for lot 8, and a lot width of 70 feet for lot 9, where a minimum of 150 feet is required. The third variance is from Section 500-403.C to allow a maximum density of 2.8 dwelling units per acre, where a maximum density of 0.8 dwelling units per acre is required. The fourth variance is from Section 500-403.D to allow a building coverage of 20%, where a maximum of 15% is required. The fifth variance is from Section 500-403.F to allow a front yard setback of 25 feet, where a minimum of 50 feet is required. The sixth variance is from Section 500-403.G is to allow a side yard setback of 10 feet, where 30 feet is required. The seventh variance is from Section 500-403.H to allow a rear yard setback of 25 feet, where 50 feet is required. The eighth variance is from Section 500-2601.C.(1) to permit a disturbance of 57.65% of 8-15% steep slopes, where a maximum of 50% is allowed. The ninth variance is from Section 500-2601.D.(2) to permit a disturbance of woodlands of 70.67%, where a maximum of 50% is allowed. The property is approximately 12.95 acres and in the RA-1 Residence Agricultural Zoning District. This appeal is continued from June 28, 2023.

Appeal #23-36 – For the property at 1222 Old Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-019-056-001. Equity Building Group LLC, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to install signage at the property. The first variance is from Section 500-2804.A to allow a freestanding sign 1 foot from the ultimate right-of-way, where 10 feet is required. The second variance is from Section 500-2809.A.(1) to allow a 36 square foot free standing sign for a business, where they are not allowed. The third variance is from Section 500-2809.A.(2) to allow an animated sign, where they are prohibited. The property is approximately 10,363.5 square feet, contains existing businesses, and in the R-2 Residence Zoning District.

Appeal #23-37 – For the property at 66 Quickset Road, Levittown, PA 19057, tax parcel # 22-062-381. Susan Reid, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to expand the driveway at the property. The first variance is from Section 500-903.I to allow 32% impervious coverage, where a maximum of 30% is allowed. The second variance is from Section 500-2702.A to allow the driveway to contain a 3 foot side yard setback, where 10 feet is required, and for the driveway to exceed 20 feet in width at the street line. The property is approximately 11,870 square feet and in the R-2 Residence Zoning District.

Appeal #23-38 – For the undeveloped property along Madison Avenue in Langhorne, PA 19047 and containing the tax parcel # 22-045-230. Rick Monach, applicant and property owner, is seeking three variances from Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-903.A to allow the proposed dwelling on a lot containing an area of 4,880 square feet, where 10,000 square feet is required. The second variance is from Section 500-903.B to allow the dwelling on a lot containing a width of 40 feet, where 80 feet is required. The third variance is from Section 500-903.G to allow a side yard setback of 7.5 feet with an aggregate of 15 feet, where 10 feet with an aggregate of 25 feet is required. The property is in the R-2 Residence Zoning District and currently nonconforming to the lot area and lot width requirements.

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: July 23, 2023 and July 30, 2023

The Advance of Bucks County