

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, September 13, 2023 at 6:00 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 #23-40 – For the property at 29 Flamehill Road, Levittown, PA 19056, tax parcel # 22-054-077. Jocelyn McAleese, applicant and property owner, is seeking two variances from 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 physical cartway. The property is approximately 17,050 square feet, a corner lot, and in the R-1 Residence Zoning District.

Appeal #23-41 – For the property at 69 Deep Dale Drive East, Levittown, PA 19056, tax parcel # 22-049-065. Jacqueline King, applicant and property owner, is seeking two variances from Middletown Township Zoning Ordinance to locate a shed at the property. The first variance is from Section 500-803.D to allow 21.1% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.I to allow 33.4% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,800 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

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 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.

Appeal #23-43 – For the property at 34 Quill Road, Levittown, PA 19057, tax parcel # 22-065-153. Gregg Darnley, applicant and property owner, is seeking three variances from Middletown Township Zoning Ordinance to construct additions to the property’s dwelling. The first variance is from Section 500-903.D to allow 32.44% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.G to allow a side yard setback of 2 feet with an aggregate of 12 feet, where 10 feet with an aggregate of 25 feet is required. The third variance is from Section 500-903.I to allow 43.66% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,000 square feet, contains a lot width of 70 feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size and 80 foot minimum lot width requirements.

Appeal #23-44 – For the property at 36 Quiet Road, Levittown, PA 19057, tax parcel # 22-064-129. Yang Yang, applicant and property owner, is seeking three variances from Middletown Township Zoning Ordinance to construct an addition to the property’s dwelling. The first variance is from Section 500-903.D to allow 20.8% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 33.9% impervious coverage, where a property cannot exceed 30%. The third variance is from Section 500-2402.A.(2) to allow a shed to contain a 3 foot setback from the rearmost portion of the main building, where 10 feet is required. The property is approximately 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #23-45 – For the property at 20 Tempo Road, Levittown, PA 19056, tax parcel # 22-048-058. Brian Stewart, applicant and property owner, is seeking two variances from Middletown Township Zoning Ordinance to construct a covered and uncovered patio area at the property. The first variance is from Section 500-903.D to allow 23.74% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 36.2% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #23-46 – For the property at 6 Hemlock Road, Levittown, PA 19056, tax parcel # 22-047-087. Mark T. Moore, applicant and property owner, is seeking three variances from Middletown Township Zoning Ordinance to construct a covered porch to the property’s dwelling. The first variance is from Section 500-903.D to allow 20.5% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.F to allow a front yard setback of 15 feet and 10 inches, where 25 feet is required. The third variance is from Section 500-903.I to allow 42% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #23-47 – For the property at 4 Tawny Road, Levittown, PA 19056, tax parcel # 22-048-086. Maureen and Kyle Krom, applicants and property owners, are seeking two variances from Middletown Township Zoning Ordinance to expand the property’s driveway. The first variance is from Section 500-903.I to allow 39.74% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2702.A to allow the driveway to contain a 5 foot side yard setback, where 10 feet is required, and for the driveway to contain a width of 22 feet at the street line, where a driveway cannot exceed 20 feet. The property is approximately 7,704.5 square feet, contains a 63 foot lot width at the street line, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size and 80 foot minimum lot width requirements.

Appeal #23-48 - For the property at 449 Orchard Avenue, Langhorne, PA 19047, tax parcel # 22-012-445. Thomas Gavaghan, applicant and property owner, is seeking two variances from 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 physical cartway. The property is approximately 12,500 square feet and in the R-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: August 27, 2023 and September 3, 2023

The Advance of Bucks County