

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 27, 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 #23-15 – 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 August 9, 2023.

Appeal #23-39 – For the property at 945 Buchanan Drive, Langhorne, PA 19047, tax parcel # 22-016-319. Christopher and Rebecca Reppert, applicants and property owners, are seeking six variances from the Middletown Township Zoning Ordinance to construct a 700 square foot accessory building to house an in-law suite at the property. The first variance is from Section 500-902 to allow a multi-family use, where they are not allowed. The second variance is from Section 500-903.D to allow 22.95% building coverage, where a property cannot exceed 20%. The third variance is from Section 500-903.F to allow a front yard setback of 10.02 feet, where 25 feet is required. The fourth variance is from Section 500-903.G to allow a side yard setback of 5 feet, where 10 feet is required. The fifth variance is from Section 500-903.I to allow 49.27% impervious coverage, where a property cannot exceed 30%. The sixth variance is from 500-2402.A.(3) to allow accessory buildings to occupy 12% of a lot area and an accessory building to be 700 square feet, where accessory buildings are limited to 3% of a lot area and a building cannot exceed 500 square feet. The property is approximately 20,000 square feet, located in the R-2 Residence Zoning District, and currently contains 48.07% impervious coverage. This application is readvertised and rescheduled from August 23, 2023.

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: September 10, 2023 and September 17, 2023

The Advance of Bucks County