

## 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, January 10, 2024 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 #23-68** – For the property at 446 Orchard Avenue, Langhorne, PA 19047, tax parcel # 22-012-045. Kevin Nebahatau, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The variance is from Section 500-903.I to allow 39.28% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,124.9 square feet and in the R-2 Residence Zoning District.

**Appeal #23-69** – For the property at 1411 Highland Avenue, Langhorne, PA 19047, tax parcel # 22-016-183. Zoya Feldman, applicant and property owner, is seeking two special exceptions and a variance from the Middletown Township Zoning Ordinance to expand an existing daycare at the property. The first special exception is from Section 500-3004.B to expand a nonconforming use by constructing a second floor on an existing accessory structure. The second special exception is from Section 500-902.C to allow a daycare in a newly constructed second floor addition. The variance is from Section 500-402.E.(1) to allow a daycare to be operated in an addition constructed on a property that measures less than 5 acres. The property is approximately 53,269 square feet and in the R-2 Residence Zoning District.

**Appeal #23-70** – For the property at 2 Firtree Road, Levittown, PA 19056, tax parcel # 22-054-031. William Baxter, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a 480 square foot shed at the property. The variance is from Section 500-2402.A.(3) to allow an accessory building with a height of 20 feet, where an accessory building cannot exceed a height of 14 feet. The property is approximately 29,540 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: December 24, 2023 and December 31, 2023

The Advance of Bucks County