

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, November 20, 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 #24-66 – For the property at 6 Red Rose Way, Levittown, PA 19056, tax parcel # 22-073-032. John Tees, applicant and property owner, is seeking a variance to construct an in-ground pool at the property. The variance is from Section 500-803.I to allow 42.2% impervious coverage, where a property cannot exceed 30%. The property is approximately 12,645 square feet, in the R-1 Residence Zoning District, nonconforming to the 15,000 square foot minimum lot size, and currently contains 40.1% impervious coverage.

Appeal #24-67 – For the property at 385 Cottonwood Drive, Langhorne, PA 19047, tax parcel #'s 22-069-251. Devon and Brittany Swope, applicants and property owners, are seeking three variances from the Middletown Township Zoning Ordinance to construct a 2,336 square foot accessory building that will contain a batting cage and golf simulator. The first variance is from Section 500-403 to allow a front yard setback of 29'8 ½", where 50 feet is required. The second variance is from Section 500-2402.A.(2) to allow an accessory building to be closer to the street line than the property's main building, where accessory buildings are required to be 10 feet farther back from the street line than the rearmost portion of the main building. The third variance is from Section 500-2402.A.(3) to allow the accessory building to make up 4% of the total lot area, contain an area of 2,336 square feet, and have a height of 17'9 ¾", where accessory buildings cannot exceed 3% of a total lot area, 500 square feet, and 14 feet in height. The property is approximately 1.34 acres, in the RA-1 Residence Agricultural Zoning District, and contains three street frontages.

Appeal #24-68 – For the property at 23 Harbor Road, Levittown, PA 19056, tax parcel # 22-046-074. Yakup Usta, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a shed on the property. The first variance is from Section 500-903.D to allow 25.2% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 38.2% 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 #24-69 – For the property at 331 Valley Road, Langhorne, PA 19047, tax parcel # 22-031-302. Daniel and Bonnie Mensch, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to locate a shed on the property. The first variance is from Section 500-903.D to allow 24% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 34% impervious coverage, where a property cannot exceed 30%. The property is approximately 13,638 square feet and in the R-2 Residence Zoning District.

Appeal #24-70 – For the property at 1589 Brownsville Road, Langhorne, PA 19047, tax parcel # 22-009-060. Helen Anderson, 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 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 cartway. The property is approximately 10,000 square

feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #24-71 – For the property at 239 Cobalt Ridge Drive South, Levittown, PA 19057, tax parcel # 22-061-203. Colleen and David Marquis, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The first variance is from Section 500-903.F to allow a front yard setback of 11.5 feet, where 25 feet is required. The second variance is from Section 500-2404.A to allow a swimming pool in the required minimum front yard, where they are not allowed. The property is approximately 9,998 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #24-74 – For the Property at 520 Hulmeville Road, Langhorne, PA 19047, tax parcel # 22-017-055-001. Diane Dzurinko, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install a fence at the property. The 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 property is approximately 1 acre 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: November 3, 2024 and November 10, 2024

The Advance of Bucks County