

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, April 24, 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 #24-13 – For the property at 252 Summit Avenue, Langhorne, PA 19047, tax parcel # 22-027-002. Jeff Cothery, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a 952 square foot garage building with a covered patio and loft area at the property. The first variance is from Section 500-2402.A.(1) to allow a garage building to contain a 4.4 foot setback from a property line, where 5 feet is required. The second variance is from Section 500-2402.A.(3) to allow an accessory building to be 952 square feet, 24 feet in height, and comprise 4.7% of a property's total lot area, where accessory buildings cannot exceed 500 square feet, 14 feet in height, and 3% of a property's total lot area. The property is approximately 20,322 square feet and in the R-1 Residence Zoning District.

Appeal #24-14 – For the property at 11 Terrace Road, Levittown, PA 19056, tax parcel # 22-048-017. Angela Forte, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a front porch and addition at the property. The first variance is from Section 500-903.D to allow 25% 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 8,276 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-15 – For the property at 735 Clay Avenue, Penndel, PA 19047, tax parcel #'s 22-045-244 and 22-045-245. Nicole and Nick DiDonato, 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 500-803.I to allow 47.1% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2404.B to allow the in-ground pool to contain a 5.1 foot rear yard setback and a 7 foot side yard setback, where the in-ground pool must contain a 6 foot rear yard setback and 10 foot side yard setback. The property is approximately 15,000 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: April 7, 2024 and April 14, 2024

The Advance of Bucks County