

## 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, May 22, 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 #24-20** – For the property at 7 Ivy Court, Langhorne, PA 19047, tax parcel # 22-081-226. Antoinette Gellentien, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an addition for an in-law suite at the property. The variance is from Section 500-902 to allow a multi-family dwelling, where they are not allowed. The property is approximately 13,390.35 square feet and in the R-2 Residence Zoning District.

**Appeal #24-21** – For the property at 208 Brittany Drive, Langhorne, PA 19047, tax parcel # 22-019-268. Samir Shah, 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 inner edge of the sidewalk. The property is approximately 11,180 square feet, a corner lot, and in the R-2 Residence Zoning District.

**Appeal #24-23** – For the property at 104 Terrace Road, Levittown, PA 19056, tax parcel # 22-052-209. Tapan Patel, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to expand the driveway, construct a retaining wall, and expand the front landing and walkway at the property. The first variance is from Section 500-903.I to allow 35.8% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2702.A to allow a driveway to contain a 0 foot setback, where 10 feet is required. The property is approximately 7,000 square feet, 70 feet in width, 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.

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: May 5, 2024 and May 12, 2024

The Advance of Bucks County