

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, June 12, 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 #23-12 – For the undeveloped property along Olive Street, Langhorne, PA 19047, tax parcel # 22-017-161. Dan Leach, applicant and property owner, is seeking six variances from the Middletown Township Zoning Ordinance to construct a single-family detached dwelling at the property. The first variance is from Section 500-903.A to allow the construction of a single-family detached dwelling on a 2,960 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.B to allow the construction of a single-family detached dwelling on a lot containing a width of 40 feet, where 80 feet is required. The third variance is from Section 500-903.D to allow 20.27% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-903.F to allow a 19-foot front yard setback, where 25 feet is required. The fifth variance is from Section 500-903.G to allow a side yard setback of 6 feet with an aggregated of 16 feet, where 10 feet with an aggregate of 25 feet is required. The sixth variance is from Section 500-903.I to allow 35.68% impervious coverage, where a property cannot exceed 30%. The property is approximately 2,960 square feet, R-2 Residence Zoning District, and nonconforming to the minimum 10,000 square foot minimum lot area and 80-foot minimum lot width requirements. This application is remanded from a June 7, 2023 Zoning Hearing Board Decision and Order.

Appeal #24-19 – For the property at 1577 Fulling Mill Road, Langhorne, PA 19047, tax parcel # 22-005-013-001. Chad Michael Kellett, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a 1,600 square foot detached garage at the property. The first variance is from Section 500-2402.A.(3) to allow a 1,600 square foot accessory building with a height of 24 feet, where an accessory building cannot exceed 500 square feet in size and a height of 14 feet. The second variance is from Section 500-2702 to allow a gravel driveway, where a driveway must be constructed of a durable material with a finished surface of asphalt, concrete, or brick. The property is approximately 86,023 square feet and in the RA-2 Residence Agricultural Zoning District. This application is continued from a May 8, 2024 appearance when a 2,400 square foot detached garage was proposed.

Appeal #24-22 – For the property at 27 Quickset Road, Levittown, PA 19057, tax parcel # 22-065-197. Gary Spadaccino, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct additions and a covered front porch at the property. The first variance is from Section 500-903.D to allow 29.4% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.G to allow a 19.33 foot side yard setback aggregate, where 25 feet is required. The third variance is from Section 500-903.I to allow 44.5% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,000 square feet, contains a 70 foot lot width, in the R-2 Residence Zoning District, and nonconforming to the building coverage percentage, impervious coverage percentage, minimum lot size, and minimum lot width requirements.

Appeal #24-24 – For the property at 28 Exeter Court, Langhorne, PA 19047, tax parcel # 22-073-042. Peter Cassalia, 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 500-2603.I.(2).(a) to allow a fence that is not a two-wire fence within a FEMA mapped floodplain. The property is approximately 10,454 square feet 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: May 26, 2024 and June 2, 2024

The Advance of Bucks County