

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 26, 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 #24-25 – For the property at 54 Colbalt Ridge Drive North, Levittown, PA 19057, tax parcel # 22-055-145. Zach Campanelli, applicant and property owner, is seeking five variances from the Middletown Township Zoning Ordinance to place a 480 square foot shed at the property. The first variance is from Section 500-2402.A.(1) to allow the shed in the property's front yard area, where sheds can only be in rear and side yard areas. The second variance is from Section 500-903.F to allow the shed to contain a front yard setback of 5 feet, where properties must maintain a setback of 25 feet. The third variance is from Section 500-903.D to allow 29.72% building coverage, where properties cannot exceed 20%. The fourth variance is from Section 500-903.I to allow 36% impervious coverage, where properties cannot exceed 30%. The fifth variance is from Section 500-2402.A.(3) to allow accessory buildings to comprise 5.3% of the property's total lot area, where properties cannot exceed 3%. The property is approximately 9,000 square feet, in the R-2 Residence Zoning District, a corner lot, and nonconforming to the minimum 10,000 square foot minimum lot area and 80 foot minimum lot width requirements.

Appeal #24-27 – For the property at 1381 Taylor Drive, Langhorne, PA 19047, tax parcel # 22-074-097. Timothy and Annamaria McClave, applicants and property owners, are seeking three variances from the Middletown Township Zoning Ordinance to construct a 854 square foot addition for an in-law suite at the property. The first variance is from Section 500-602 to allow a multi-family dwelling use where they are not allowed. The second variance is from Section 500-603.G to allow a side yard setback of 11 feet with an aggregate of 28 feet, where 15 feet with an aggregate of 40 feet is required. The third variance is from Section 500-603.H to allow a rear yard setback of 47.5 feet, where 50 feet is required. The property is approximately 25,041 square feet, split zoned in the RA-2 and RA-3 Residence Agricultural Zoning Districts, and nonconforming to the minimum lot width requirement.

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: June 9, 2024 and June 16, 2024

The Advance of Bucks County