

## 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, July 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 #24-19** – 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 June 12, 2024 appearance.

**Appeal #24-34** – For the property at 781 Buttonwood Avenue, Langhorne, PA 19047, tax parcel # 22-036-141-001. Brianne Sicile, 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 14,000 square feet, a corner lot, and in the R-1 Residence Zoning District.

**Appeal #24-35** – For the property at 206 Wheatsheaf Lane, Langhorne, PA 19047, tax parcel # 22-025-081. Kirk A. Davis, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a 1,149 square foot addition and 120 square foot front porch overhang at the property. The first variance is from Section 500-603.F to allow a front yard setback of 19.44 feet, where 50 feet is required. The second variance is from Section 500-603.G to allow a side yard setback of 7.02 feet with an aggregate of 34.06 feet, where a setback of 15 feet with an aggregate of 40 feet is required. The property is approximately 17,922.7 square feet, in the RA-3 Residence Agricultural Zoning District, and nonconforming to the minimum 22,500 square foot lot area requirement.

**Appeal #24-36** – For the property at 185 Raintree Court, Langhorne, PA 19047, tax parcel # 22-066-097. Betsy Russell, 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.A to allow an 8 foot high fence, where fences cannot exceed 6 feet in height. The property is approximately 3,500 square feet and in the MR Multi-Residential Zoning District.

**Appeal #24-37** – For the property at 75 Long Loop Road, Levittown, PA 19056, tax parcel # 22-060-291. Jim Mesveskas, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct porch additions at the property. The first variance is from Section 500-903.D to allow 24.73% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 41.21% 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 minimum lot size 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: July 7, 2024 and July 14, 2024

The Advance of Bucks County