

## 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, March 12, 2025 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 #24-63** – For the property at 2710 Village Road, Langhorne, PA 19047, tax parcel #'s 22-031-028-001 and 22-031-028-002. Silver Oak Village, LLC and Anatoliy Kilmenko, applicants and property owners, are seeking six variances to subdivide the property into 9 lots and construct 8 single-family detached dwellings. One of the newly created lots will contain the property's existing house. The first variance is from Section 500-403.A to allow lot areas of 31,085 square feet for lot 6, 33,441 square feet for lot 7, and 34,882 square feet for lot 8, where properties must contain a minimum lot area of 1 acre. The second variance is from Section 500-403.B to allow a lot width at the right-of-way line of 80.71 feet for lot 5 and a flag lot with a minimum width of 25 feet on lot 4, where 150 feet is required. The third variance is from Section 403.F to allow a front yard setback of 36.2 feet for lot 5, where 50 feet is required. The fourth variance is from Section 500-2601.D.(1) to allow 32.8% disturbance of woodlands in sensitive areas, where a maximum of 20% is required. The fifth variance is from Section 500-2601.D.(2) to allow 56.5% disturbance of woodlands, where a maximum of 50% is required. The sixth variance is from Section 500-2601.C.(1) to allow 79% disturbance of steep slope areas of 8-15%, where a maximum of 50% is required. The property is approximately 12.9 acres and in the RA-1 Residence Agricultural Zoning District. This application is continued and amended from its January 22, 2025 appearance.

**Appeal #25-7** – For the property at 19 Firebush Road, Levittown, PA 19057, tax parcel # 22-050-284. Ed and Michelle Soley, applicants and property owners, are seeking three variances from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The first variance is from Section 500-803.F to allow a 10 foot front yard setback, where 35 feet is required. The second variance is from Section 500-803.I to allow 34% impervious coverage, where a property cannot exceed 30%. The third variance is from Section 500-2404.A to allow a swimming pool in the required front yard, where they are not allowed. The property is approximately 14,400 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

**Appeal #25-8** – For the property at 183 Green Valley Road, Langhorne, PA 19047, tax parcel # 22-072-012. Amanda Warr Bratzler, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an 800 square foot addition at the property. The first variance is from Section 500-603.G to allow a 10'1" side yard setback, where 15 feet is required. The second variance is from Section 500-2702.A to allow a driveway to contain a 10'1" side yard setback, where 12 feet is required. The property is approximately 22,605 square feet and in the RA-3 Residence Agricultural Zoning District.

**Appeal #25-10** – For the property at 57 Fallenrock Road, Levittown, PA 1905, tax parcel # 22-050-333. Danaca R. Clark, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The variance is from Section 500-803.I to allow 32.7% impervious coverage, where a property cannot exceed 30%. The property is approximately 14,948 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

**Appeal #25-11** – For the property at 12 Hook Road, Levittown, PA 19056, tax parcel # 22-046-

069. Robert Jordan and Suzanne Abell, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to construct patios and locate a 180 square foot shed at the property. The first variance is from Section 500-903.D to allow 23.7% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 40.85% impervious coverage, where a property cannot exceed 30%. The property is approximately 8,664 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #25-12** – For the property at 94 Fieldstone Road, Levittown, PA 19056, tax parcel # 22-051-242. Elizabeth A. Gerney, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool at the Property. The variance is from Section 500-803.I to allow 31.91% impervious coverage, where a property cannot exceed 30%. The property is approximately 14,760.79 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot 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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: February 28, 2025 and March 4, 2025

The Bucks County Courier Times