

**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 Thursday, December 10, 2020 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website middletownbucks.org for meeting location)**

Appeal #20-132 – Thomas & Lora Kaczor, owner & applicant, 380 North Flint Court, Yardley, PA 19067, are applying for a variance from the Middletown Township Zoning Ordinance to have a second use of a hair salon within the current real estate office building. The variance is from Section 500-1802 to have two uses on a single lot in the P-Professional Zoning District. The property is located at 1050 Woodbourne Road, Levittown, PA 19057, tax parcel # 22-051-293

Appeal #20-133 – Ala Uddin, owner & applicant 20 Lipton Lane, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add a shed. The variance is from Section 500-803.I to allow a 31.3% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of approximately 13,950 SF where the ordinance requires a 15,000 SF lot minimum at 20 Lipton Lane., Langhorne, PA 19047 in the R-1 Residence Zoning District, tax parcel # 22-037-041-014.

Appeal #20-134 – Hydroscape Inc., applicant, Yardley, PA 19067 and Josh Secoda, owner, 111 Longview Ave., Langhorne, PA 19047 are applying for a variance from the Middletown Township Zoning Ordinance to install a paver patio. The variance is from Section 500-803.I to allow a 40.2% impervious surface area where the ordinance requires a 30% maximum. The property is a non-conforming lot of approximately 12,000 SF where the ordinance requires a 15,000 SF lot minimum, and is located at 111 Longview Ave., Langhorne, PA 19047 in the R-1 Residence Zoning District, tax parcel # 22-036-274

Appeal #20-135 – Fred Oberhau, owner & applicant, 27 Rockwood Road, Levittown, PA 19056, is applying for variances from the Middletown Township Zoning Ordinance to add a patio and covered porch. The variances are from Section 500-803.D to allow a 33.3% building coverage area where the ordinance requires a 20% maximum, and Section 500-803.I to allow a 42.3% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of approximately 12,000 SF where the ordinance requires a 15,000 SF lot minimum at 27 Rockwood Road, Levittown, PA 19056 in the R-1 Residence Zoning District, tax parcel # 22-054-160.

Appeal #20-136 – Theodore Muszyncki, owner & applicant, 34 Hale Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Heartwood Road. The property is located at 34 Hale Road, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-050-156.

Additional details are posted on the Township website at Middletownbucks.org. **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to PJEnnis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.**

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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 Zoning Officer at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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