

**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, May 27, 2020 at 3:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Go To Meeting video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance.

**Appeal #20-80, Continued** - Shady Oaks Properties, LLC, owner & applicant, 1299 East Old Lincoln Highway, Langhorne, PA 19047 is applying for two variances from the Middletown Township Zoning Ordinance to construct a new single-family dwelling on Adams Avenue between 537 and 555 Adams Avenue. The first variance is from Section 500-903.A to allow a lot area of 7,200 SF where the ordinance requires a 10,000 SF minimum. The second variance is from Section 500-903.B to allow a 60-foot lot width where the ordinance requires an 80-foot minimum. The third variance is from Section 500-2601.H.1 to allow a wetlands margin of less than 100 feet. The property is 7,200 SF and is located at Adams Avenue, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel #s 22-036-070 and 22-036-071 which are being consolidated into one lot.

**Appeal #20-82** – Michael Cannon, owner and applicant, 363 White Swan Way, Langhorne, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance to add a second driveway along the frontage of Doublewood Road in the rear of the property. Section 500-2702.A. restricts single family dwellings to a driveway to be located at least 12 feet from the side yard or shall meet the requirements of SALDO. Under SALDO 440-415.A(4) All driveways shall be at least 12 feet from any side or rear lot line. This driveway would cut through the setback for the rear lot line. The property is approximately 36,006 SF and is located at 63 White Swan Way, Langhorne, PA 19047 in the RA-2 Residential Agricultural zoning district, tax parcel # 22-069-187.

**Appeal #20-83** – Carlos Machado, owner & applicant, 23 Hardy Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance to add a building addition. The variance is from Section 500-903.I to allow a 47.6% impervious surface area where the ordinance requires a 30% maximum, Section 500-903.D to allow 26.3% building coverage where the ordinance requires 20% maximum, and Section 500-903.G for a side yard setback of 5’ and an aggregate of 14’ where the ordinance requires 10’ side yard setback and a 25’ aggregate. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum at 23 Hardy Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-046-369.

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. 1100 to receive a phone number 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. 1115 prior to the hearing.

Michael McGuffin, Middletown Township Zoning Hearing Board Chairman