

**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 8, 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 #20-96 – Pamela Doheny, owner & applicant, 46 Cobalt Ridge Drive East, 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 Conifer Road. The property is located at 46 Cobalt Ridge Drive East in the R-2 Residence zoning district, tax parcel # 22-062-162.

Appeal #20-97 – Jennifer Gebhardt, owner & applicant, 125 Nursery Avenue, Levittown, PA 19057 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 Bristol-Oxford Valley Road. The property is located at 125 Nursery Avenue, Levittown, PA 19057, in the R-1 Residence zoning district, tax parcel # 22-055-057-001.

Appeal #20-98 – Mike & Kate Leonard, owner & applicant, 42 Dilworth Lane, Langhorne, PA 190476 are applying for a variance from the Middletown Township Zoning Ordinance for a driveway expansion. The variance is from Section 500-2702.A. to allow a driveway 4 feet from side yard property line where the ordinance requires a 12 feet minimum. The property is located at 42 Dilworth Lane, Langhorne, PA 190476 in the R-2 Residence zoning district, tax parcel # 22-081-031.

Appeal #20-100 – Shawn & Kendra O’Connor, owner & applicant, 135 Highland Park Drive, Levittown, PA 19056 are 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 Highland Park Place. The property is located at 135 Highland Park Drive, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-046-043.

Appeal #20-101- Edward Tamanini, owner & applicant, 577 Trappe Lane., Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add an inground pool and associated concrete patio. The variance is from Section 500-903.I to allow a 38.1% impervious surface area where the ordinance requires a 30% maximum. The existing lot has an area of 10,763 SF where the ordinance requires a 10,000 SF lot minimum at 577 Trappe Lane, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-081-152.

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

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