

**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, August 12, 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 #20-109 – Francis Cuthbertson, applicant 323 Wilder Street, Philadelphia, PA 19147 and James Powell, Owner 43 Tinder Road, Levittown, PA 19056 are applying for variances from the Middletown Township Zoning Ordinance to add a building addition for an In-Law Suite. The variances are from Section 500-902 to allow an in-law suite to a single-family dwelling, Section 500-903.D to allow 28.7% building coverage where the ordinance requires 20% maximum, and Section 500-903.I to allow a 46.5% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum at 43 Tinder Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-052-131.

Appeal #20-110 – Ken Minch, owner & applicant, 1075 Avenue B. Langhorne, PA 19047 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 Avenue B. The property is a non-conforming lot of approximately 1,788 where the ordinance requires a 10,000 SF lot minimum SF and is located at 1075 Avenue B. Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-0191-041

Appeal #20-111 – Deborah Greer, owner & applicant, 60 Canoe Birch Road, Levittown, PA 19057 is applying for a variance from the Middletown Township Zoning Ordinance for a shed. The variance is from Section 500-2402 A.(2) for a shed less 10 feet farther back from the street line than the rearmost portion of the main building. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum and is located at 60 Canoe Birch Road, Levittown, PA 19057 in the R-2 Residence zoning district, tax parcel # 22-061-198.

Appeal #20-112 – Timothy Lis, owner & applicant, 329 Flint Road, Langhorne, PA 19047 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 Newgate Road. The property is a conforming lot of approximately 14,810 SF and is located at 329 Flint Road, Langhorne, PA 19047 in the R-1 Modified Residence zoning district, tax parcel # 22-081-270.

Appeal #20-113 – Carlos and Isabel Cuervo, owner & applicant 44 Cinnamon Road, Levittown, PA 19057 are applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-903.D to allow 26.5% building coverage where the ordinance requires 20% maximum, and Section 500-903.I to allow a 33.6% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum at 44 Cinnamon Road, Levittown, PA 19057 in the R-2 Residence

zoning district, tax parcel # 22-062-255.

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 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. 1115 prior to the hearing.

Michael McGuffin, Middletown Township Zoning Hearing Board Chairman

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