

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, December 11, 2024 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 #24-56 – For the property at 28 Calicobush Road, Levittown, PA 19057, tax parcel # 22-061-304. Monica Vazquez Bravo, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct an addition at the Property. The first variance is from Section 500-903.D to allow 23% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 37.4% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement. This application is continued from October 9, 2024.

Appeal #24-63 – For the property at 2710 Village Road, Langhorne, PA 19047, tax parcel #'s 22-031-028-001 and 22-031-028-022. Silver Oak Village, LLC and Anatoily Kilmenko, applicants and property owners, are seeking nine variances to subdivide the property into 12 lots and construct 10 single-family detached dwellings. One of the newly created lots will contain the property's existing house and the other remaining lot will remain undeveloped. The first variance is from Section 500-403.A to allow a lot area of 10,000 square feet, 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 feet 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 500-403.C to allow a density of 2.8 dwelling units per acre, where a maximum of .8 dwelling units per acre is required. The fourth variance is from Section 403.F to allow a front yard setback of 25 feet, where 50 feet is required. The fifth variance is from Section 403.G to allow a side yard setback of 10 feet, where 30 feet is required. The sixth variance is from Section 403.H to allow a rear yard setback of 25 feet, where 50 feet is required. The seventh 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 eighth variance is from Section 500-2601.D.(2) to allow 59.4% disturbance of woodlands, where a maximum of 50% is required. The ninth variance is from Section 500-2601.C.(1) to 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.

Appeal #24-73 – For the property at 643 W. Gilliam Avenue, Langhorne, PA 19047, tax parcel # 22-026-020-002. Christopher Renson, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to locate a 90 square foot shed at the property. The variance is from Section 500-903.I to allow 39.5% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,557 square feet and in the R-2 Residence Zoning District.

Appeal #24-75 – For the property at 119 Queen Lily Road, Levittown, PA 19057, tax parcel # 22-065-084. Thomas Viteritto, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to locate a detached garage on the property. The first variance is from Section 500-903.I to allow 31.74% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2402.A.(1) to allow detached garage with 3 foot setback from the side property line, where 5 feet is required. The third variance is from Section 500-2402.A.(2) to allow a detached garage to be located at the side of

a dwelling, where a minimum setback of 10 feet further into a property's rear yard from the rearmost portion of a property's dwelling is required. The fourth variance is from Section 500-2402.A.(3) to allow accessory buildings to comprise 4.3% of the property's total lot area, where a property cannot exceed 3%. The property is approximately 9,017 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-76 – For the property at 10 Teal Drive, Langhorne, PA 19047, tax parcel # 22-075-013. Eric Marseglia, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to allow an in-law suite in an existing detached garage at the Property. The variance is from Section 500-502 to allow a multi-family dwelling where they are not permitted. The property is approximately 26,126 square feet, in the RA-2 Residence Agricultural Zoning District, and nonconforming to the 30,000 square foot minimum lot size requirement.

Appeal #24-77 – For the property at 457 Sunset Avenue, Langhorne, PA 19047, tax parcel # 22-045-346. Raymond McGuire, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to allow an in-law suite in an existing detached garage at the Property. The variance is from Section 500-902 to allow a multi-family dwelling where they are not permitted. The property is approximately 9,104 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-78 – For the property at 149 Roberts Avenue, Levittown, PA 19057, tax parcel # 22-055-068. John Steffy, applicant and property owner, is 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 front yard setback of 10.1 feet, where 35 feet is required. The second variance is from Section 500-803.I to allow 32.93% 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 minimum front yard, where they are not allowed. The property is approximately 20,216 square feet, a corner lot, and in the R-1 Residence Zoning District.

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.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: November 24, 2024 and December 1, 2024

The Bucks County Courier Times