

## 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, November 13, 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 #24-26** – For the property at 1643 Highland Avenue, Langhorne, PA 19047, tax parcel # 22-016-015. Southeast Region Realty, Inc., applicant and property owner, is seeking a use variance to establish three apartment units in combination with an existing office space and residential dwelling at the property. The variance is from Section 500-902 to allow apartment dwelling uses where they are not allowed. The property is approximately 47,738 square feet, in the R-2 Residence Zoning District, and currently contains a mixed use nonconforming building with four offices and an attached dwelling unit. This hearing is continued from its original scheduled appearance on July 10, 2024.

**Appeal #24-58** –. For the property at 201 Cherry Street, Langhorne, PA 19047, tax parcel #'s 22-021-079-001 and 22-027-008-001. Erin Development Company, applicant, is seeking four variances from the Middletown Township Zoning Ordinance to develop 6 twin dwellings and 44 townhouse dwellings at the property. The first variance is from Section 500-802 to allow townhouse uses where they are not permitted. The second variance is from Section 500-803.C to allow a density of 6.4 dwelling units per acre, where a property cannot exceed 2 dwelling units per acre. The third variance is from Section 500-803.D to allow 28.7% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-803.I to allow 54% impervious coverage, where a property cannot exceed 30%. The property is approximately 6.9 acres and in the R-1 Residence Zoning District. This hearing is continued from its original scheduled appearance on October 9, 2024.

**Appeal #24-65** – For the property at 79 Sweetgum Road, Levittown, PA 19056, tax parcel # 22-054-010. Eric Bruno, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to install a wind generator on an existing shed. The first variance is from Section 500-2903.A.(2) to allow a wind energy system to be located less than 100 feet from the side and rear property line, less than 150 feet from a streetline, and in the required side yard setback. The second variance is from Section 500-2903.A.(3) to allow a wind energy system to be attached to the roof and walls of a shed, where wind energy systems cannot be attached to the roof or wall of an occupied structure. The third variance is from Section 500-2903.A.(8) to allow a wind energy system on a 160 square foot building, where a wind energy system cannot be on building exceeding 150 square feet. The fourth variance is from Section 500-2903.A.(11) to allow the proposed wind energy system to not contain plans prepared, signed, and sealed by a qualified professional licensed in the Commonwealth of Pennsylvania when pursuing required approvals. The property is approximately 13,068 square feet 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: October 27, 2024 and November 3, 2024

The Advance of Bucks County