

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, October 9, 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 #24-54 – For the properties at 1215 and 1219 Rising Sun Avenue, Langhorne, PA 19047, tax parcel #'s 22-019-223, 22-019-224, 22-019-076-003, 22-019-076-007. Richard Beaumont, applicant and property owner, is seeking six variances from the Middletown Township Zoning Ordinance to demolish the two existing homes and build one single family home with a detached garage containing an additional dwelling unit. The first variance is from Section 500-902 to allow a multi-family dwelling where they are not permitted. The second variance is from Section 500-903.D to allow 26.2% building coverage, where a property cannot exceed 20%. The third variance is from Section 500-903.I to allow 43.5% impervious coverage, where a property cannot exceed 30%. The fourth variance is from Section 500-2402.A.(1) to allow an accessory building in a front yard, where they can only be in side and rear yards. The fifth variance is from Section 500-2402.A.(2) to allow an accessory building to be located closer to the streetline than the property's dwelling, where they are required to be 10 feet further back from the streetline than the rearmost portion of the property's dwelling. The sixth variance is from Section 500-2402.A.(3) to allow a 576 square foot accessory building with a height of 25 feet, where accessory buildings cannot exceed 500 square feet and a height of 14 feet. The aggregate size of the properties is approximately 41,761.8 square feet, in the R-2 Residence Zoning District, with portions in a FEMA mapped floodplain, and with an existing building coverage of 33.7% and impervious coverage of 69.1%.

Appeal #24-55 – For the property at 1162 Center Street, Levittown, PA 19057, tax parcel #'s 22-051-300 and 22-051-301. Chris Jacobski, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to expand the driveway at the property. The variance is from Section 500-2702.A to allow a driveway apron width of 40 feet, where a driveway apron cannot exceed 20 feet. The property is approximately 27,309.57 square feet and in the R-1 Residence Zoning District.

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.

Appeal #24-57 – For the property at 1561 Woodbourne Road, Levittown, PA 19057, tax parcel # 22-055-222. BAPS Swaminarayan Sanstha, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to place 2 storage containers at the Property. The variance is from Section 500-2405 to permanently allow structures that are normally temporary. The property is approximately 4.9 acres and in the P Professional Zoning District.

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.

Appeal #24-59 – For the property at 180 Lower Orchard Drive, Levittown, PA 19056, tax parcel # 22-060-339. Christine and Blaine Buck, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a patio and walkways at the Property. The variance is from Section 500-903.I to allow 49% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,465 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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: September 22, 2024 and September 29, 2024

The Advance of Bucks County