

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, September 25, 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 #24-43 – For the property at 2424 E. Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-057-046. Chick-Fil-A, applicant, is seeking three variances from the Middletown Township Zoning Ordinance to redevelop the Chick-Fil-A at the Lincoln Plaza shopping center. The first variance is from Section 500-1703.G to allow 89% impervious coverage, where a property cannot exceed 65%. The second variance is from Section 500-1703.C.(1) to allow 32.7 foot building setback from a street line, where 100 feet is required. The third variance is from Section 500-1704.A to allow 1,133 off-street parking spaces, where 1,169 off-street parking spaces are required. The property is approximately 25 acres, in the GB General Business Zoning District, with an existing impervious coverage of 88.4%, and currently has 1,146 off-street parking spaces. This hearing is continued from August 28, 2024 due to an incorrect detail in the previous advertisement and posting. The only remaining part of this hearing's proceedings is the required decision from the Zoning Hearing Board.

Appeal #24-46 – For the property at 2 Top Road, Levittown, PA 19056, tax parcel # 22-052-341. Robert Rosenberger, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to install a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The second variance is from Section 500-2305.C.(4) to locate a fence closer than 8 feet from the inner edge of the sidewalk. The property is approximately 11,400 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #24-47 – For the property at 39 Quill Road, Levittown, PA 19057, tax parcel # 22-065-134. William and Jill Mauro, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to locate an above-ground pool at the Property. The first variance is from Section 500-903.F to allow a 14 foot front yard setback, where 25 feet is required. The second variance is from Section 500-2404.A to allow an above-ground pool in the required minimum front yard. The property is approximately 11,831 square feet, in the R-2 Residence Zoning District, and a corner lot.

Appeal #24-48 – For the property at 419 Grand Avenue, Langhorne, PA 19047, tax parcel # 22-012-472. Kevin and Brittany DiSanto, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a patio at the Property. The variance is from Section 500-903.I to allow 32.9% impervious coverage, where a property cannot exceed 30%. The property is approximately 6,682 square feet, in the R-2 Residence Zoning District, a corner lot, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-49 – For the property at 21 Crystal Road, Levittown, PA 19057, tax parcel # 22-061-413. Joanne and Dennis Armour, applicants and property owners, are seeking three variances from the Middletown Township Zoning Ordinance to construct a covered patio at the Property. The first variance is from Section 500-903.D to allow 23.4% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 35.6% impervious coverage, where a property cannot exceed 30%. The third variance is from Section 500-2402.A.(2) to allow an existing shed in the 10 foot setback from the rearmost portion

of the main building. 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 #24-50 – For the property at 37 Scarlet Oak Road, Levittown, PA 19056, tax parcel # 22-049-196. Michael Baal, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct a front porch at the Property. The first variance is from Section 500-803.D to allow 22.18% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-803.F to allow for a front yard setback less than 35 feet, where 35 feet is required. The third variance is from Section 500-803.I to allow 41.63% impervious coverage, where a property cannot exceed 30%. The property is approximately 12,113.6 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

Appeal #24-51 – For the property at 17 Conifer Road, Levittown, PA 19057, tax parcel # 22-062-192. Irene Yaeger, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to locate a shed and construct patios at the Property. The first variance is from Section 500-903.D to allow 23.95% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 39.38% impervious coverage, where a property cannot exceed 30%. The third variance is from Section 500-2402.A.(2) to allow an existing shed in the 10 foot setback from the rearmost portion of the main building. The property is approximately 7,057 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #24-52 – For the property at 2140 Old Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-015-002-002. Michael and Colleen Turchi, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to allow a second dwelling unit 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 11,891.88 square feet and in the R-2 Residence Zoning District.

Appeal #24-53 – For the property at 64 Tanglewood Drive, Langhorne, PA 19047, tax parcel # 22-058-043. Alfred and Denise Loadwick, applicants and property owners, are seeking three variances from the Middletown Township Zoning Ordinance to construct an addition for an in-law suite at the Property. 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 23.88% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 31.8% impervious coverage, where a property cannot exceed 30%. The property is approximately 9,975 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 8, 2024 and September 15, 2024

The Advance of Bucks County