

## 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, January 22, 2025 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 #24-63** – 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. This application is continued from its December 11, 2024 appearance.

**Appeal #24-79** – For the property at 164 S. Walnut Terrace, Langhorne, PA 19047, tax parcel # 22-008-169. Michael Alexander, applicant and property owner, is seeking seven variances from the Middletown Township Zoning Ordinance to subdivide and construct two single family detached dwellings, one each on the proposed 2 lot subdivision, at the Property. The first variance is from Section 500-903.A to allow a lot area of 7,600 square feet, where a minimum of 10,000 square feet is required. The second variance is from Section 500-903.D to allow 22.26% building coverage on lot 1, where a property cannot exceed 20%. The third variance is from Section 500-903.I to allow 31.86% impervious coverage on lot 1, where a property cannot exceed 30%. The fourth variance is from Section 500-2601.C.(1) to allow 100% disturbance of steep slopes containing 8-15%, where disturbance cannot exceed 50%. The fifth variance is from Section 500-2601.C.(2) to allow 100% disturbance of steep slopes containing 15-25%, where disturbance cannot exceed 30%. The sixth variance is from Section 500-2601.C.(3) to allow 100% disturbance of steep slopes greater than 25%, where disturbance cannot exceed 15%. The seventh variance is from Section 500-2602.B.(1) to allow a building envelope area of 2,475 square feet, where 3,500 square feet is required. The property is approximately 15,200 square feet and in the R-2 Residence Zoning District.

**Appeal #24-80** – For the property at 855 Fernwood Avenue, Langhorne, PA 19047, tax parcel # 22-036-278. Christopher Morath and Gerard Dougherty, applicants, are appealing the decision of Middletown Township's Zoning Officer for issuing an Accessory Home Occupation permit to the property. The property is approximately 21,000 and in the R-1 Residence Zoning District.

**Appeal #24-81** – For the property at 108 Mill Pond Place, Langhorne, PA 19047, tax parcel # 22-069-099. Jeffrey Powers, 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 a sidewalk. The property is approximately 14,592 square feet, a corner lot, and in the R-2 Residence Zoning District.

**Appeal #24-82** – For the property at 178 Juniper Drive, Levittown, PA 19056, tax parcel # 22-060-131. Adam Abel, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a shed at the Property. The first variance is from Section 500-903.D to allow 26% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 49% impervious coverage, where a property cannot exceed 30%. The property is approximately 6,596 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #24-83** – For the property at 581 Heatons Mill Drive, Langhorne, PA 19047, tax parcel # 22-074-130. Joseph Pizzola, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install a fence at the property. The variance is from Section 500-2603.I.(2).(a) to allow a fence that is not a two-wire fence within a FEMA mapped floodplain. The property is approximately 23,522 square feet and in the RA-3 Residence Agricultural Zoning District.

**Appeal #24-84** – For the property at 1854 Veterans Highway, Levittown, PA 19056, tax parcel # 22-039-052. 1854 Veterans Highway LLC, applicant, is seeking three variances from the Middletown Township Zoning Ordinance to establish a child day-care center at the property. The first variance is from Section 500-1803.F.(1) to allow a front yard setback of 8 feet, where 50 feet is required. The second variance is from Section 500-1803.F.(3) to allow a rear yard setback of 21.6 feet, where 25 feet is required. The third variance is from Section 500-1803.G to not contain a buffer yard, where a 75 foot buffer yard is required. The property is approximately 40,380 square feet, contains three street frontages, and in the P Professional Zoning District.

**Appeal #24-85** – For the property at 231 Clearview Avenue, Langhorne, PA 19047, tax parcel # 22-013-153. Dariusz Rogowski, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to locate a shed, construct a retaining wall, install a fence, and expand the driveway at the Property. The first variance is from Section 500-903.I to allow 62% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2305.A to allow an 8 foot high fence, where fences cannot exceed 6 feet in height. The third variance is from Section 500-2402.A.(3) to allow a shed to contain a height of 15 feet that contributes to accessory buildings covering 3.9% of the property's lot area, where sheds cannot exceed 14 feet in height and accessory buildings cannot cover more than 3% of a property's lot area. The fourth variance is from Section 500-2702.A to allow a driveway width of 45 feet at the streetline, where driveways cannot exceed 20 feet in width. The property is approximately 10,018 square feet and in the R-2 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: January 9, 2025 and January 14, 2024

The Bucks County Courier Times