

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 8, 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 #24-58 – 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 November 13, 2024.

Appeal #24-72 – For the property at 47 Queen Lily Road, Levittown, PA 19057, tax parcel # 22-064-089. Christopher Ford, applicant and property owner, is seeking seven variances from the Middletown Township Zoning Ordinance to construct an in-ground pool at the Property. The first variance is from Section 500-903.F to allow a front yard setback of 1.5 feet, where 25 feet is required. This setback measurement is based on the proposed location of the in-ground pool's equipment pad. The second variance is from Section 500-903.I to allow 36.1% impervious coverage, where a property cannot exceed 30%. The third 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 fourth variance is from Section 500-2305.C.(4) to locate a fence 2 feet from the inner edge of a sidewalk, where 8 feet is required. The fifth variance is from Section 500-2402.A.(1) to allow a shed in the front yard, where sheds are required to be in side and/or rear yards. The sixth variance is from Section 500-2402.A.(2) to allow a shed 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 seventh variance is from Section 500-2402.A to allow a swimming pool in the required minimum front yard, where they are not allowed. The property is approximately 10,453 square feet, a corner lot, and in the R-2 Residence Zoning District.

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 four 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 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The fourth 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: December 23, 2024 and December 30, 2024

The Bucks County Courier Times