

**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, February 24, 2021 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website middletownbucks.org for meeting location)**

Appeal #21-09 – Robert Bangor., applicant & owner, 185 Red Rose Drive, Levittown, PA 19056, is applying for a variance from the Middletown Township Zoning Ordinance for a previously placed accessory structure to his property of 448 SF, for a total of 5 accessory structures totaling 1,400 SF on the property. The variance is from Section 500-2402.A.(3) to allow a total accessory structure footprint of 1,400 SF where the ordinance allows a maximum of 500 SF. The existing lot has a conforming area of 46,304 SF where the ordinance requires a 15,000 SF lot minimum at 185 Red Rose Drive, Levittown, PA 19056 in the R-1 Residence zoning district, tax parcel # 22-054-021.

Appeal #21-10 – Rick Monach, owner & applicant, 726 Bridgetown Pike, Langhorne, PA 19047, is applying for a variance from the Middletown Township Zoning Ordinance to add a new home to a non-conforming lot. The variance is from Section 500-903.G for a side yard setback of 7.5' and an aggregate side yard setback of 15' where the ordinance requires a minimum side yard setback of 10' and aggregate of 25'. The existing lot has a non-conforming area of 5,000 SF where the ordinance requires a 10,000 SF lot minimum along Madison Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-045-230.

Appeal #21-11 – Richard & Christina Monach, owner & applicant, 726 Bridgetown Pike, Langhorne, PA 19047, are applying for a variance from the Middletown Township Zoning Ordinance to add a new home to a non-conforming lot. The variance is from Section 500-903.F for a front yard setback of 14.96' where the ordinance requires a minimum front yard setback of 25'. The existing lot has a non-conforming area of 6,625 SF where the ordinance requires a 10,000 SF lot minimum at the southwest corner of the intersection of Grand Ave & Eagle Lane, Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-012-472.

Appeal #21-12 – Thomas Valania, owner & applicant, 61 Cactus Road, Levittown, PA 19057 is applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Cobalt Ridge Drive East. The property is located at 61 Cactus Road, Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-062-028.

Appeal #21-13 – RJC Durham, LLC, owner & applicant, 970 Durham Road, Langhorne, PA 19047, is applying for a use variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-1802 to allow a multi-residential use for two residential apartments in the P-Professional Zoning District at 970 Durham Road, Langhorne, PA 19047, tax parcel # 22-049-015.

Appeal #21-14 – Kenneth Nealis, owner & applicant, 60 Fountain Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance to install a 6’ high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Flamehill Road. The property is located at 60 Fountain Road, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-054-060.

Appeal #21-15 – Francis Marc Gravante, owner & applicant, 833 Trenton Road, Langhorne, PA 19047, is applying for a use variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-802 to allow a personal service use in the R-1 Residence Zoning District. The property is located at 833 Trenton Road, Langhorne, PA 19047, tax parcel #22-037-011.

Appeal #21-16 – Ivona Czarnecki, applicant, 288 Juanita Ct., Levittown, PA 19057, is applying for a use variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-1502 to allow a personal service establishment use in the C-Commercial Zoning District. The property is located at 5257 New Falls Road, Levittown, PA 19056, tax parcel #22-060-075-1-2C.

Appeal #21-17 – Munz Construction, applicant, 201 Buck Road, Holland, PA 18966 and Mr. & Mrs. Eldred, owner, 281 Woods Edge Place, Langhorne, PA 19047, are applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-1203.B(2) to allow a 62% impervious surface area where the ordinance requires a 40% maximum and Section 500-1203.F(3)(c) for a rear yard setback of 18.42’ where the minimum rear yard requirement is 20’. The existing lot has a non-conforming area of 3,923 SF where the ordinance requires a 4,000 SF lot minimum at 281 Woods Edge Place, Langhorne, PA 19047 in the MR Multi Residential Zoning District, tax parcel # 22-068-038.

Appeal #21-18 – Dennis Lord, owner & applicant, 15 Calicobush Road, Levittown, PA 19056, is applying for variances from the Middletown Township Zoning Ordinance to add a porch addition. The variances are from Section 500-803.D to allow a 27% building coverage where the ordinance requires a 20% maximum and Section 500-803.I to allow a 39.7% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum at 15 Calicobush Road, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-061-352.

Additional details are posted on the Township website at Middletownbucks.org. **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to PJEnnis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.**

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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 Zoning Officer at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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