

## 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 11, 2017 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 #17-40** – Daniel Files, owner and applicant, 61 Rose Apple Road,, Levittown, PA 19056 is seeking a variance from Section 500-2305.C.(3) of the Middletown Township Zoning Ordinance to allow a privacy fence within the front yard setback along Red Ridge Road a distance of at least 8 feet from the edge of road. The property is a corner lot with the house fronting on Rose Apple Road and is non-conforming with a lot area of approximately 14,400 SF where the ordinance requires a 15,000 SF minimum and is located at 61 Rose Apple Road,, Levittown, PA 19056 in the R-1 Residence Zoning District, Tax Parcel # 22-061-025.

**Appeal #17-41**– Joe Cowdrick, owner and applicant, 827 Lincoln Avenue, Langhorne, PA 19047 is seeking a variance from Section 500-2305.C.(3) of the Middletown Township Zoning Ordinance to allow a privacy fence within the front yard setback along Jefferson Avenue a distance of at least 8 feet from the edge of road. The site is a corner lot with the house fronting on Lincoln Avenue and is approximately 10,000 SF and is located at 827 Lincoln Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-045-028.

**Appeal #17-42**– Lisa Nurmi & Lisa McKernan, owner and applicant, 1045 W. Richardson Ave., Langhorne, PA 19047 is seeking a variance from Section 500-903.B of the Middletown Township Zoning Ordinance for a proposed building lot to allow a 25 foot wide lot at the minimum building setback line for proposed Lot 2 where the ordinance requires an 80 foot minimum width. The applicant is proposing a three (3) lot subdivision between Old Lincoln Highway and Richardson Avenue and the tract area is approximately 1.46 acres and is located at 1022 Old Lincoln Highway, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel #s 22-013-203 and 22-013-204.

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. 1115 prior to the hearing.

Mike McCann, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: September 24, 2017 & October 1, 2017

-The Advance of Bucks County