

## **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, May 8, 2019 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 #19-21** – Thomas Daley, owner and applicant, 940 Poplar Street, Langhorne, PA 19047 is requiring a zoning variance from the Middletown Township Zoning Ordinance Section 500-2402.A.(2) to install a 96 SF shed not to be placed at least 10 feet farther back than the rearmost portion of the house. The property is approximately 12,000 SF and is located at 940 Poplar Street, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-017-232.

**Appeal #19-22** - JMAC Investments, LLC, owner & applicant, 20 Markham Ct., Langhorne, PA 19047 is requiring three zoning variances from the Middletown Township Zoning Ordinance to construct an approximate 2,000 SF single family dwelling. The first variance is from Section 500-903.A to allow an 8,075 SF lot area where the ordinance requires a 10,000 SF minimum. The property is nonconforming with an 8,075 SF lot area. The second variance is from Section 500-903.D to allow a 30.2% building coverage where the ordinance requires a 20% maximum. The third variance is from Section 500-903.I to allow a 37.2% impervious surface ratio where the ordinance requires a 30% maximum. The fourth variance is from Section 500-2303.A to allow a 25 foot front yard setback where the ordinance requires a 50 foot minimum setback abutting a state highway. The property is located at the northwest corner of Hulmeville Road and Mt. Royal Avenue in the R-2 Residence Zoning District, Tax Parcel #s 22-017-156 and - 157.

**Appeal #19-23** – Mark Lucas, owner & applicant, 1102 Frosty Hollow Road, Langhorne, PA 19047 is requiring a zoning variance from the Middletown Township Zoning Ordinance to construct a 35.5 foot by 28 foot by 19 foot high, 994 SF detached garage. The variance is from Section 500-2402.A.(3) to allow a detached garage greater than 500 SF and 14 feet in height. The property is approximately 31,753 SF and is located at 1102 Frosty Hollow Road, Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-039-025.

**Appeal #19-24** – Dawn Ferrandino, owner & applicant, 120 Baylis Road, Langhorne, PA 19047 is requiring a zoning variance from the Middletown Township Zoning Ordinance to construct an in ground pool. The variance is from Section 500-903.I to allow a 40.8% impervious surface ratio where the ordinance requires a 30% maximum. The property is 10,400 SF and is located at 120 Baylis Road, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-076-075.

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: April 21, 2019 & April 28, 2019  
The Advance of Bucks County