

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, June 13, 2018 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 #18-22 – Serge Chubok, owner and applicant, 1636 Veterans Highway, Levittown, PA 19056 is seeking a variance from Section 500-802 of the Middletown Township Zoning Ordinance in order to allow the raising of chickens on the site. The property is approximately 37,200 SF and is located at 1636 Veterans Highway, Levittown, PA 19056 in the R-1 Residence Zoning District, Tax Parcel # 22-053-013-002.

Appeal #18-23– George & Sarah Pitcher, owner and applicant, 739 Elm Avenue, Langhorne, PA 19047 is seeking three variances from the Middletown Township Zoning Ordinance to construct a 26 foot by 14 foot building addition (364 SF) and to roof an existing 172 SF brick walkway. The first variance is from Section 500-803.D to allow a 27.6% building coverage where the ordinance allows a 20% maximum. The second variance is from Section 500-803.I to allow a 36.4% impervious surface ratio where the ordinance allows a 30% maximum. The third variance is from Section 500-803.G to allow a minimum side yard setback of 1 foot where the ordinance requires a 10 foot minimum and a side yard aggregate of 17.5 feet where the ordinance requires 30 feet minimum. The property is nonconforming with a lot area of 6,900 SF where the ordinance requires a 15,000 SF minimum, an existing building coverage of 22.3% and an existing impervious surface ratio of 31.1% and is located at 739 Elm Avenue, Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-036-212.

Appeal #18-24 – Jose Attupuram, owner and applicant, 3 Edgemont Lane, Langhorne, PA 19047 is seeking two variances from the Middletown Township Zoning Ordinance to install an 8' x 15' x 8' high shed. The first variance is from Section 500-2402.A.(2) to allow the shed to not be located at least 10 feet farther back from the street line than the rearmost portion of the main building. The second variance is from Section 500-603.F to allow the shed within the front yard setback. The lot area is approximately 0.82 acres and is located at 3 Edgemont Lane, Langhorne, PA 19047 in the RA-3 Residence Zoning District, Tax Parcel # 22-074-144.

Appeal #18-25– Larry Fantini is the applicant at 7 Fullturn Road, Levittown, PA 19056 applying for Mike & Kim McAnally at 59 Canyon Road, Levittown, PA 19056 to seek two variances from the Middletown Township Zoning Ordinance to construct a 25 foot by 12 foot building addition (300 SF). The first variance is from Section 500-903.D to allow a 21.1% building coverage where the ordinance allows a 20% maximum. The second variance is from 500-903.G to allow a minimum side yard setback of 4 feet where the ordinance requires a 10 foot minimum and a side yard aggregate of 14 feet where the ordinance requires 25 feet minimum. The property is nonconforming with a lot area of 7,000 SF where the ordinance requires a 10,000 SF minimum and is located at 59 Canyon Road, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel # 22-061-212.

Appeal #18-26 – Richard Taft, owner and applicant, 2 Circle Road, Levittown, PA 19057 is seeking a variance from the Middletown Township Zoning Ordinance to install a privacy fence. The variance is from Section 500-2305.C.(3) to allow the privacy fence within the front yard setback along Cloister Road at least 8 feet from the edge of sidewalk. The property is a corner lot with the house fronting on Circle Road. The lot is approximately 9,500 SF and is located at 2 Circle Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-061-258.

Appeal #18-27 – Bruce Yorgey & Stacey Bachetti, applicant, 6282 Neshaminy Valley Drive, Bensalem, PA 19020 is applying for Gregory Soto, owner of 600 E. Lincoln Highway to seek a use variance from

Section 500-1502 of the Middletown Township Zoning Ordinance in order to operate a Pet Castle Resort for boarding, grooming and daycare service for dogs and cats at 600 E. Lincoln Highway. The lot area is approximately 1.0 acre and is located at 600 E. Lincoln Highway, Langhorne, PA 19047 in the C Commercial Zoning District, Tax Parcel # 22-041-022.

Appeal #18-28 – Paul Evans, owner and applicant, 57 Quarterturn Road, Levittown, PA 19057 is seeking a variance from the Middletown Township Zoning Ordinance to install a privacy fence. The variance is from Section 500-2305.C.(3) to allow the privacy fence within the front yard setback along Queenlily Road at least 8 feet from the edge of sidewalk. The property is a corner lot with the house fronting on Quarterturn Road. The lot is approximately 9,000 SF and is located at 57 Quarterturn Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-064-073.

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: May 27, 2018 & June 3, 2018
The Advance of Bucks County