

## **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, August 28, 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 #19-44** – Wolfgang and Mary Staltmayer, owner and applicant, 41 Roving Road, Levittown, PA 19056 is applying for a zoning variance from Section 500-802 of the Middletown Township Zoning Ordinance to allow an in-law suite within the primary residence. The property is approximately 13,500 SF and is located at 41 Roving Road, Levittown, PA 19056 in the R-1 Residence Zoning District, Tax Parcel # 22-061-045.

**Appeal #19-45** – Jose Torres, owner and applicant, 828 Lincoln Avenue, Langhorne, PA 19047 is applying for three (3) zoning variances from the Middletown Township Zoning Ordinance to construct a 780 SF attached garage. The first variance is from Section 500-903.F to allow a 3 foot front yard setback where the ordinance requires a 25 foot minimum. The existing house is non-conforming with a 13 foot front yard setback and a 10 foot rear yard setback. The second variance is from Section 500-903.D to allow a 28% building coverage where the ordinance requires a 20% maximum. The third variance is from Section 500-903.I to allow a 34% impervious surface ratio where the ordinance requires a 30% maximum. The property is non-conforming with a 6.250 SF lot area where the ordinance requires a 10,000 SF minimum and is located at 828 Lincoln Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-045-014.

**Appeal #19-46** – Michael Plenn, owner and applicant, 1237 Arbutus Avenue, Langhorne, PA 19047 is applying for two zoning variances from the Middletown Township Zoning Ordinance to install an in-ground pool. The first variance is from Section 500-903.G to allow the pool within the side yard setback. The second variance is from Section 500-903.I to allow a 34% impervious surface ratio where the ordinance requires a 30% maximum. The property is 15,528 SF and is located at 1237 Arbutus Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-013-164-021.

**Appeal #19-47** – Mariusz Wrobel, owner and applicant, 1814 Fourth Street, Langhorne, PA 19047 is applying for three (3) zoning variances from the Middletown Township Zoning Ordinance to construct a building addition, driveway addition and detached garage. The first variance is from Section 500-1503.F.(1) to allow an 18 foot front yard setback where the ordinance requires a 50 foot minimum. The second variance is from Section 500-1503.F.(2) to allow an 8.2 foot side yard setback where the ordinance requires a 15 foot minimum. The third variance is from Section 500-1503.D to allow a 65.3% impervious surface ratio where the ordinance requires a 60% maximum. The property is non-conforming with a 7.200 SF lot area where the ordinance requires a 20,000 SF minimum and a 26 foot front yard setback where the ordinance requires a 50 foot minimum and is located at 539 E. Lincoln Highway, Langhorne, PA 19047 in the C Commercial Zoning District, Tax Parcel # 22-041-076.

**Appeal #19-48** – Fran Rapposelli, owner and applicant, 2 Queensbridge Road, Levittown, PA 19057 is requiring two zoning variances from the Middletown Township Zoning Ordinance to install a privacy fence. The variances are from Section 500-2305.C.(3) to place the privacy fence within the front yard setback of Quarry Road and to have the fence 6 feet from the sidewalk where the ordinance requires an 8 foot separation. The property is a corner lot and is approximately 10,190 SF and is located at 2 Queensbridge Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-065-085.

**Appeal #19-49** – John Weiss, owner and applicant, 893 Clay Avenue, Langhorne, PA 19047 is applying for three (3) zoning variances from the Middletown Township Zoning Ordinance to construct a covered porch on the rear of the house. The first variance is from Section 500-803.H to allow a 5 foot rear yard setback where the ordinance requires a 25 foot minimum. The second variance is from Section 500-803.D to allow a 22.8% building coverage where the ordinance requires a 20% maximum. The third variance is from Section 500-803.I to allow a 35.2% impervious surface ratio where the ordinance requires a 30% maximum. The property is non-conforming with a 11,075 SF lot area where the ordinance requires a 15,000 SF minimum and is located at 893 Clay Avenue, Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-049-001-005.

**Appeal #19-42** – Ashish Shah, applicant, P.O. Box 455, Newtown, PA 18940 is applying for the owner AK Bird Farm Properties, LLC, 1643 Highland Avenue, Langhorne, PA 19047 to request a use zoning variance from the Middletown Township Zoning Ordinance. The variance is from Section 500-902 to allow the existing non-conforming four (4) offices to be converted to six (6) rental apartments within the existing 3,744 SF two story building. There is also an existing non-conforming townhouse use within the building that will remain. The property is 47,738 SF and is located at 1643 Highland Avenue, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-016-015.

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: August 11, 2019 & August 18, 2019  
The Advance of Bucks County