

## 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, September 9, 2015 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 #15-40 – (To Be Continued on September 23, 2015)** Thomas L. Erico, owner and applicant, 736 Old Lincoln Highway, Langhorne, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance in order to construct a 26 foot by 24 foot by 12 foot high, 624 SF detached garage. The variance is from Section 500-2402.A.(3) to allow a 624 SF detached garage where the ordinance requires that detached garage areas be limited to the lesser of 3% of the lot area or 500 SF. The existing lot is 14,400 SF and is located at 736 Old Lincoln Highway, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-023-027.

**Appeal #15-43** – Allan Brace, owner and applicant, 2 Full Turn Road, Levittown, PA 19056 is requesting a variance from the Middletown Township Zoning Ordinance in order to construct an above ground pool. The variance is from Section 500-2404.A to allow the pool with a 9 foot front yard setback from Forsythia Drive South where the ordinance requires a 35 foot setback. The property is a corner lot with the house and driveway fronting on Full Turn Road. The property is 15,530 SF and is located at 2 Full Turn Road, Levittown, PA 19056 in the R-1 Residence Zoning District, Tax Parcel # 22-054-071.

**Appeal #15-44** – Bob Elfstrom, owner and applicant, 20 Cobalt Ridge Drive East, Levittown, PA 19057 is requesting two variances from the Middletown Township Zoning Ordinance in order to install an 11 foot by 15 foot (165 SF) covered porch to the front of the house. The first variance is from Section 500-903.F to locate the covered porch with a 22 foot front yard setback from Cobalt Ridge Drive East where the ordinance requires a 25 foot setback. The second variance is from Section 500-903.D to allow a 21.6% building coverage where the ordinance requires a 20% maximum. The property is 10,200 SF and is located at 20 Cobalt Ridge Drive East, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-062-194.

**Appeal #15-45** – Barbara Sherman, owner and applicant, 53 Conifer Road, Levittown, PA 19057 is requesting two variances from the Middletown Township Zoning Ordinance in order to add a 10.5 foot by 26 foot 273 SF driveway expansion. The first variance is from Section 500-903.I to allow a maximum impervious surface area of 37.9% where the ordinance requires a 30% maximum. The second variance is from Section 500-2702.A to allow the proposed driveway to be 4 feet from the side property line where the ordinance requires a 12 foot separation in a residential zone. The existing lot is non-conforming with a 7,000 SF lot area where the ordinance requires a 10,000 SF minimum and has an existing 25.4% building coverage where the ordinance requires a 20% maximum and an existing 34% impervious surface ratio where the ordinance requires a 30% maximum. The property is located at 53 Conifer Road, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel # 22-062-183.

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. 115 prior to the hearing.

Thomas Simoncini, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: August 23, 2015 & August 30, 2015  
-The Advance of Bucks County