

**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 9, 2021 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website middletownbucks.org for meeting location)**

Appeal #21-21 – Continued, Frederick W. & Dawn A. Belser, applicant & owner, 936 Virginia Ave, Langhorne, PA 19047, are applying for a zoning variance from the Middletown Township Zoning Ordinance for the agricultural use of raising livestock and poultry on the property. The variance is from Section 500-902 to allow chickens and goats on a property zoned residential. The property is approximately 45,000 SF and is located at 936 Virginia Ave, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel # 22-020-080.

Appeal #21-44 – Dale Seabridge Jr., owner & applicant, 19 Canyon Rd., Levittown, PA 19057, is applying for a variance from the Middletown Township Zoning Ordinance to add a front walk and patio addition. The variance is from Section 500-903.I to allow a 33% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 7,405 SF, where the ordinance requires a 10,000 SF lot minimum at 19 Canyon Rd., Levittown, PA 19057 in the R-2 Residence Zoning District, tax parcel # 22-061-223.

Appeal #21-45 – Hydroscape, Inc., applicant, P.O. Box 392, Yardley PA, 19067, and Kristine & Chris Fernandez, owner, 60 Apple Valley Dr., Langhorne, PA 19047 are applying for a variance from the Middletown Township Zoning Ordinance to add an in-ground pool and patio. The variance is from Section 500-903.I for an impervious coverage of 44%, where the requirement is a maximum of 30%. The existing lot has a conforming area of 10,000 SF at 60 Apple Valley Dr., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-032-077.

Appeal #21-46 – Robert Snyder, Kelly & Close Consulting Engineers & Surveyors, applicant, 1786 Wilmington Pike, Suite 300, Glen Mills PA, 19342 and Ricard Domico III, owner, 2240 Durham Rd., Langhorne, PA 19047, are applying for a variance from the Middletown Township Zoning Ordinance for a proposed three-lot subdivision. The variance, for one of the proposed lots, is from Section 500-803.H for a rear yard setback of 11 feet where the requirement is a minimum of 35 feet. The subdivision is located at 2240 Durham Rd. Langhorne, PA 19047 in the R-1 Residence Zoning District, tax parcel # 22-059-014.

Additional details are posted on the Township website at Middletownbucks.org. **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to PJennis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.**

The Zoning Hearing Board decides who may participate in the hearing before it as a party,

subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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