

## 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 13, 2014 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 #14-34** – Andre Rayme, owner and applicant, 1889 Third Street, Langhorne, PA 19047 is requesting a variance from the Middletown Township Zoning Ordinance in order to construct a 34 foot by 16 foot roof over an existing deck on the rear of the house. The variance is from Section 500-903.I to allow a 35.5% impervious surface ratio where the ordinance allows a 30% maximum. The existing lot is non-conforming with a 31.5% impervious surface ratio. The property is 13,500 SF and is located at 1889 Third Street, Langhorne, PA 19047 in the R-2 Residence Zoning District, Tax Parcel #22-044-045-001.

**Appeal #14-35** – James Juliano, owner and applicant, 136 Twin Oak Drive, Levittown, PA 19056 is requesting a variance from the Middletown Township Zoning Ordinance Section 500-2305.C.(3) to allow a privacy fence to be constructed within the 25 foot front yard setback of Tinsel Road, 8 feet from the inner edge of the sidewalk. The property is a corner lot with the house and driveway fronting on Twin Oak Drive and is 11,256 SF located at 136 Twin Oak Drive, Levittown, PA 19056 in the R-2 Residence Zoning District, Tax Parcel #22-052-103.

**Appeal #14-36** – Kevin & Jeanette Eliason, owner and applicant, 90 Cobalt Ridge Drive North, Levittown, PA 19057 is requesting two variances from the Middletown Township Zoning Ordinance in order to construct a 25 foot by 17 foot building addition onto the rear of the house and a 12.5 foot by 17.6 foot covered porch onto the front of the house. The first variance is from Section 500-903.D to allow a 22.5% building coverage where the ordinance allows a 20% maximum. The second variance is from Section 500-903.I to allow a 36.1% impervious surface ratio where the ordinance allows a 30% maximum. The existing lot is non-conforming with a lot area of 8,408 SF where the ordinance requires a 10,000 SF minimum lot area. The property is located at 90 Cobalt Ridge Drive North, Levittown, PA 19057 in the R-2 Residence Zoning District, Tax Parcel #22-055-162.

**Appeal #14-37** – Joseph and Amber Tardiff, owner and applicant, 220 Hampton Drive, Langhorne, PA 19047 is requesting two variances from the Middletown Township Zoning Ordinance in order to construct a 12 foot by 50 foot building addition. The first variance is from Section 500-903.G to allow a 7 foot side yard setback where the ordinance requires a 10 foot minimum side yard setback. The second variance is from Section 500-903.I to allow a 31.2% impervious surface ratio where the ordinance allows a 30% maximum. The property is 12,132 SF and is located at 220 Hampton Drive, Langhorne, PA 19047 in the R-2 Residence District, Tax Parcel #22-073-169.

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.

Martin Duffy, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: July 27, 2014 and August 3, 2014

-The Advance of Bucks County