

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, February 23, 2022 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #21-86 – For the property at 156 S. Woodbine Avenue, Langhorne, PA 19047, tax parcel # 22-013-107-002. Muhammad Irfan, applicant and the property owner, is requesting a variance from the Middletown Township Zoning Ordinance for the construction of a second full kitchen at the property. The variance is from Section 500-902 to allow a multi-family dwelling, where only single-family detached dwellings are permitted. The construction of a second full kitchen can meet the description of an additional dwelling unit. The property's lot size is approximately 10,816 square feet and located in the R-2 Residence Zoning District.

Appeal #21-96 – For the property at 1167 Center Street, Levittown, PA 19057, tax parcel # 22-051-295. Oleg Levin, applicant and the property owner, is requesting four variances from the Middletown Township Zoning Ordinance for the allowance of 3 storage containers, totaling 640 square feet, at the property. The first variance is from Section 500-802.E to allow the storage containers to be defined as an accessory use customarily incidental to a single family detached dwelling. The second variance is from Section 500-2402.A.(1) to allow an accessory structure within a front yard, where they are only allowed within rear and/or side yards. The third variance is from Section 500-2402.A.(2) to allow an accessory structure to be situated closer to the street line than 10 feet farther back from the rearmost portion of the main building. The fourth variance is from Section 500-2402.A.(3) to allow the amount of lot area of the property covered by accessory structures to exceed 500 square feet and for the accessory structure to be made of a material that is not compatible with the residential area. The property's lot size is approximately 52,974 square feet and located in the R-1 Residence Zoning District.

Appeal #22-3 – For the undeveloped property containing no numeric address along Ralph Avenue with a tax parcel #22-039-035 in Langhorne, PA 19047. Richard Coleman, applicant and the property owner, is requesting four variances from the Middletown Township Zoning Ordinance for the construction of a new single family detached home. The first variance is from Section 500-903.A to allow the construction on a 6,250 square foot lot, where a minimum lot area of 10,000 square feet is required. The second variance is from Section 500-903.B to allow construction on a lot containing a width of 50 feet, where a minimum of 80 feet is required. The third variance is from Section 500-903.D to allow a building coverage percentage of 20.5%, where a maximum of 20% is allowed. The fourth variance is from Section 500-903.I to allow an impervious coverage percentage of 38.4%, where a maximum of 30% is allowed. The property is located in the R-2 Residence Zoning District and contains a nonconforming lot in both size and width.

Appeal #22-4 – For the property at 1428 Durham Road, Penndel, PA 19047, tax parcel # 22-049-072. Kyle Koretsky, applicant and the property owner, is requesting variances from the Middletown Township Zoning Ordinance for activities and aspects associated with his accessory home occupation in the Trades. The first variance is from Section 500-2408.A.(5) to allow more than one commercial vehicle to be parked outside of a garage or an enclosed structure. The second variance is from Section 500-2408.A.(6) to allow the off-street parking area to be located closer than 10 feet to a property line and to not contain the required evergreen hedge buffer. The third variance is from Section 500-2408.A.(7) to allow exterior storage of materials or refuse resulting from the Trades business. The fourth variance is from Section 500-2408.B.(8).(c) to allow the amount of off-street parking spaces to exceed the maximum allowed

of six off-street parking spaces. The property's lot size is approximately 38,500 square feet and located in the R-1 Residence Zoning District.

Appeal #22-5 – For the property at 485 Forrest Avenue, Langhorne, PA 19047, tax parcel # 22-009-030-004. Adam Wisner, applicant and the property owner, is requesting variances from the Middletown Township Zoning Ordinance for the construction of a 750 square foot garage. The first variance is from Section 500-903.D to allow a building coverage of 25.46%, where a maximum of 20% is allowed. The second variance is from Section 500-903.I to allow an impervious coverage of 42.5%, where a maximum of 30% is allowed. The third variance is from Section 500-2402.A.(3) to allow the amount of lot area of the property covered by an accessory building to exceed 500 square feet. The property's lot size is approximately 10,800 square feet and located in the R-2 Residence Zoning District.

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 Building & Zoning Department at 215-750-3800, ext. 1110 prior to the hearing.

Kevin Strouse, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: February 6, 2022 and February 13, 2022

The Advance of Bucks County