

## **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, October 22, 2025 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 #25-60** – For the property at 964 Woodbourne Road, Levittown, PA 19057, tax parcel # 22-051-190-005. Ahmet Zeka, applicant, and AZ Ventures LLC, property owner, are seeking three variances from the Middletown Township Zoning Ordinance to construct a 960 square foot accessory building and install a digital sign at the property. The first variance is from Section 500-1502.U to allow an accessory use that is not customarily incidental to a permitted use in the C Commercial Zoning District. The second variance is from Section 500-2811.A to allow an animated sign where they are not permitted. The third variance is from Section 500-2811.B.(2).(b) to allow the property's total sign area to exceed 90 square feet. The property is approximately 63,000 square feet and in the C Commercial Zoning District.

**Appeal #25-62** – For the property at 601 Atkinson Lane, Langhorne, PA 19047, tax parcel # 22-081-175. Robert and Christine Harrison, applicants and property owners, are seeking two variances to construct a covered patio at the property. The first variance is from Section 500-903.D to allow 23% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 31.5% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,894 square feet and in the R-2 Residence Zoning District.

**Appeal #25-63** – For the property at 2124 Durham Road, Langhorne, PA 19047, tax parcel # 22-059-002-001. Richard Abrams, applicant and property owner, is seeking a variance to construct an 875 square foot garage building at the property. The variance is from Section 500-2402.A.(3) to allow an 875 square foot residential accessory building to occupy 4.9% of the property's lot area, where residential accessory buildings cannot exceed 500 square feet and cannot occupy more than 3% of a property's lot area. The property is approximately 18,000 square feet and in the R-1 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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: October 5, 2025 and October 12, 2025

The Bucks County Courier Times