

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 8, 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 #25-61 – For the undeveloped property along Wisteria Avenue, Langhorne, PA 19047, tax parcel # 22-008-076. Thomas Snyder, applicant and property owner, is seeking five variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-903.A to allow a dwelling on an 8,520 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-2601.C.(1) to allow 100% disturbance of 8 to 15% steep slopes, where no more than 50% can be disturbed. The third variance is from Section 500-2601.C.(2) to allow 65% disturbance of 15 to 25% steep slopes, where no more than 30% can be disturbed. The fourth variance is from Section 500-2602.B.(1) to allow a building envelope of 3,107 square feet, where a minimum of 3,500 square feet is required. The fifth variance is from Section 500-2702.A to allow a driveway to contain a 2 foot side yard setback, where 10 feet is required. The property is approximately 8,520 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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: September 21, 2025 and September 28, 2025

The Advance of Bucks County