

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, November 12, 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 #24-54 – For the properties at 1215 and 1219 Rising Sun Avenue, Parkland, PA 19047, tax parcel #'s 22-019-224 and 22-019-225. Richard Beaumont, applicant and property owner, is seeking an extension from the variances granted by way of written decision on November 20, 2024.

Appeal #25-26 – For the property at 120 Baylis Road, Langhorne, PA 19047, tax parcel # 22-076-075. Dawn Ferrandino, applicant and property owner, is seeking five variances from the Middletown Township Zoning Ordinance to construct an addition with an in-law suite at the property. The first variance is from Section 500-902 to allow the property to contain a multi-family dwelling use, where they are not allowed. The applicant states the additional dwelling proposed in the addition will be used by family. The second variance is from Section 500-903.D to allow 21.2% building coverage, where a property cannot exceed 20%. The third variance is from Section 500-903.F to allow a front yard setback of 24.4 feet, where 25 feet is required. The fourth variance is from Section 500-903.G to allow a side yard setback of 6.2 feet with an aggregate of 21.7 feet, where 10 feet with an aggregate of 25 feet is required. The fifth variance is from Section 500-903.I to allow 47% impervious coverage, where a property cannot exceed 30%. The sixth variance is from Section 500-3003.A.(2) to allow two vacant lots in single ownership to not be consolidated. The property is approximately 10,400 square feet and in the R-2 Residence Zoning District. This application is continued from May 28, 2025.

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 six 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 sixth variance is from Section 500-3003.A.(2) to allow two contiguous vacant lots in single ownership to not be considered as consolidated. 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. This application is continued from October 8, 2025.

Appeal #25-64 – For the property at 52 Falcon Road, Levittown, PA 19056, tax parcel # 22-050-426. Donald Mattes, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an addition at the property. The variance is from Section 500-803.D to allow 23.3% building coverage, where a property cannot exceed 20%. The property is approximately 13,824 square feet, in the R-1 Residence Zoning District, and nonconforming to the 15,000 square foot minimum lot size requirement.

Appeal #25-65 – For the property at 23 Teal Drive, Langhorne, PA 19047, tax parcel # 22-075-089. Stephen Slemmer, applicant and property owner, is seeking a variance to place a 480 square foot garage at the property. The variance is from Section 500-2402.A.(2) to allow an accessory building to be located at the side of the property's dwelling, where accessory buildings must be situated 10 feet farther back from the street line than the rearmost portion of the main building. The property is approximately 50,529.6 square feet and in the RA-2 Residence Agricultural Zoning District.

Appeal #25-66 – For the property at 25 Lower Orchard Drive, Levittown, PA 19056, tax parcel # 22-060-059. George Hyjurick, applicant and property owner, is seeking four variances to construct an addition at the property. The first variance is from Section 500-903.D to allow 20.76% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.G to allow a side yard setback of 4.4 feet with an aggregate of 14.5 feet, where 10 feet with an aggregate of 25 feet is required. The third variance is from Section 500-903.I to allow 40.08% impervious coverage, where a property cannot exceed 30%. The fourth variance is from Section 500-2603.D to allow areas of the proposed addition to be constructed in a FEMA mapped floodplain. The property is approximately 8,500 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 minimum lot size requirement.

Appeal #25-67 – For the property at 277 Playwicki Street, Langhorne, PA 19047, tax parcel # 22-012-068. Justin Davidson, applicant, and John Huston, property owner, are seeking three variances to construct additions at the property. The first variance is from Section 500-903.D to allow 27.54% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.G to allow a side yard setback of 8 feet with an aggregate of 12.54 feet, where 10 feet with an aggregate of 25 feet is required. The third variance is from Section 500-903.I to allow 40.20% impervious coverage, where a property cannot exceed 30%. The property is approximately 5,875 square feet, contains a lot width of 50 feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 minimum lot size and 80 foot minimum lot width requirements.

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 26, 2025 and November 2, 2025

The Bucks County Courier Times