

## **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, December 10, 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 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 November 12, 2025.

**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. This application is continued from November 12, 2025

**Appeal #25-69** – For the property at 925 Ralph Avenue, Penndel, PA 19047, tax parcel # 22-039-045. Joseph P. Domzalski, applicant and property owner, is seeking seven variances to construct a 1,250 square foot garage building at the Property. The first variance is from Section 500-2402.A.(1) to allow a residential accessory building in a front yard, where they can only be in side and rear yard areas. The second variance is from Section 500-2402.A.(2) to allow a residential 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 third variance is from Section 500-2402.A.(3) to allow a 1,250 square foot residential accessory building, where they cannot exceed 500 square feet. The fourth variance is also from Section 500-2402.A.(3) to allow residential accessory buildings to occupy 8.7% of the property's lot area, where they cannot exceed 3%. The fifth variance is from Section 500-2702.A to allow a driveway width to accommodate one automobile, where a width that accommodates two automobiles in a side-by-side manner is required. The sixth variance is also from Section 500-2702.A to allow two curb cuts along the property's street frontage, where a property can contain only one curb cut along its frontage. The seventh variance is from Section

500-2407.A.(2) to allow 1,250 square feet to be devoted to the property's accessory home occupation, where a floor area cannot exceed 400 square feet. The property includes tax parcel #'s 22-039-046 and 22-039-047, is approximately 21,055 square feet, and in the P Professional Zoning District.

**Appeal #25-70** – For the property at 1170 Wheeler Way, Langhorne, PA 19047, tax parcel # 22-021-066-003. GHDLCK, LLC, applicant and property owner, is seeking four variances to construct a 30,000 square foot building at the property. The first variance is from Section 500-1904.A.(1).(d) to allow 74.25% impervious coverage, where a property cannot exceed 60%. The second variance is from Section 500-1904.A.(1).(f).[1] to allow a front yard setback of 57.74 feet, where 75 feet is required. The third variance is from Section 500-1904.A.(1).(f).[2] to allow a side yard setback of 39 feet, where 50 feet is required. The fourth variance is from Sections 500-2702.H&I to allow 158 off-street parking spaces, where 194 spaces are required. The property is approximately 281,739.49 square feet and in the M-1 Light Manufacturing Zoning District.

**Appeal #25-71** – 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 two variances from the Middletown Township Zoning Ordinance to install a digital sign at the property. The first variance is from Section 500-2811.A to allow an animated sign where they are not permitted. The second 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.

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: November 23, 2025 and November 30, 2025

The Bucks County Courier Times