

## **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, May 28, 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 #25-18** – For the property at 44 Oswin Turn, Langhorne, PA 19047, tax parcel # 22-009-228. Richard Miller, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place a 120 square foot shed at the property. The first variance is from Section 500-903.D to allow 21.18% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 30.19% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,000 square feet and in the R-2 Residence Zoning District.

**Appeal #25-22** – For the property at 1001 Playwicki Street, Langhorne, PA 19047, tax parcel # 22-008-158. Judith Todd, applicant, is seeking two 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 a lot area of 8,500 square feet, where a minimum lot area of 10,000 square feet is required. The second variance is from Section 903.I to allow 38.1% impervious coverage, where a property cannot exceed 30%. The property is approximately 8,500 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**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 three variances from the Middletown Township Zoning Ordinance to construct an addition 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.G to allow a side yard setback of 6 feet with an aggregate of 22 feet, where 10 feet with an aggregate of 25 feet is required. The third variance is from Section 500-903.I to allow 35.88% impervious coverage, where a property cannot exceed 30%. The property is approximately 10,400 square feet and in the R-2 Residence Zoning District.

**Appeal #25-29** – For the Property at 57 Canoe Birch Road, Levittown, PA 19057, tax parcel # 22-061-166. William Janzer, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to expand the driveway at the property. The first variance is from Section 500-903.I to allow 38% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2702.A to allow a driveway to have 0 side yard setback, where 10 feet is required. The property is approximately 7,861 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 minimum lot size requirement.

**Appeal #25-30** – For the property at 442 Jefferson Avenue, Langhorne, PA 19047, tax parcel # 22-045-010. George Byrd, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place a 320 square foot shed at the property. The first variance is from Section 500-903.D to allow 20.48% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 32.9% impervious coverage, where a property cannot exceed 30%. The property is approximately 6,250 square

feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #25-31** – For the property at 5 Candle Road, Levittown, PA 19057, tax parcel # 22-061-397. Gerard and Tonya Cabeza, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to place a 160 square foot shed at the property. The variance is from Section 500-2402.A.(2) to allow a shed to be next to the property's dwelling, where sheds have to be 10 feet further into the property's rear yard area than the rearmost portion of the property's dwelling. The property is approximately 7,500 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #25-32** – For the property at 20 Canal Road, Levittown, PA 19057, tax parcel # 22-061-100. Brett Royer, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to expand the driveway at the property. The first variance is from Section 500-903.I to allow 33.5% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2702.A to allow a driveway width of 27.5 feet at the streetline, where a property cannot exceed 20 feet. The third variance is also from Section 500-2702.A to allow a driveway to contain a 0 foot side yard setback, where 10 feet is required. The property is approximately 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size and 80 foot minimum lot width requirements.

**Appeal #25-33** – For the property at 1965 Third Street, Langhorne, PA 19047, tax parcel # 22-044-047-001. Neil Apoldite, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place a 224 square foot shed at the property. The first variance is from Section 500-903.I to allow 34.2% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2402.A.(3) to allow accessory buildings to contain 4.8% of the property's lot area, where a property cannot exceed 3%. The property is approximately 17,226 square feet and 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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: May 15, 2025 and May 19, 2025

The Bucks County Courier Times