

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, June 25, 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 #25-38 – For the property at 582 Adams Avenue, Langhorne, PA 19047, tax parcel # 22-036-035. Kevin Redick, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a 96 square foot shed at the property. The first variance is from Section 500-903.I to allow 34.4% impervious coverage, where a property cannot exceed 30%. The second variance is from Section 500-2402.A.(2) to allow a shed to be less than 10 feet from the rearmost portion of the property's dwelling. The property is approximately 8,960 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #25-39 – For the property at 288 Colonial Drive, Langhorne, PA 19047, tax parcel # 22-013-381. Zachary Sterrett, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to install a fence at the property. The variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yard. The property is approximately 13,373 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #25-40 – For the property at 773 Poplar Street, Langhorne, PA 19047, tax parcel # 22-017-131. D2 Contracting LLC, applicant, and Jeffery D. Mitchell, property owner, are seeking four variances from the Middletown Township Zoning Ordinance to expand a covered porch attached to the detached garage at the property. The first variance is from Section 500-903.D to allow 24.1% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 41.5% impervious coverage, where a property cannot exceed 30%. The third variance is from Section 500-2402.A.(3) to allow accessory buildings to cover 7.7% of the property's lot area, where they cannot exceed 3%. The fourth variance is also from Section 500-2402.A.(3) to allow a 900 square foot accessory building at the property, where they cannot exceed 500 square feet. The property's accessory building proposed for expansion is currently 745 square feet. The property is approximately 11,632 square feet and in the R-2 Residence Zoning District.

Appeal #25-41 – For the Property at 1743 Janney Terrace, Langhorne, PA 19047, tax parcel # 22-074-010. Damean and Kate Snyder, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to install a deer fence at the property. The first variance is from Section 500-2305.A to allow 8 foot high fence, where they cannot exceed 6 feet. The second variance is from Section 500-2305.C.(3) to allow a fence in the front yard, where fences can only be in side and rear yards. The property is approximately 27,170 square feet and in the RA-3 Residence Agricultural 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: June 8, 2025 and June 15, 2025

The Bucks County Courier Times