

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, July 23, 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 #25-44 – For the property at 413 Valley View Road, Langhorne, PA 19047, tax parcel # 22-028-090. Michael Smith, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to install a fence extension at the property. The first 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 second variance is from Section 500-2305.C.(4) to allow the fence to be closer than 8 feet from the inner edge of a sidewalk. The property is approximately 18,000 square feet, a corner lot, and in the R-1 Residence Zoning District.

Appeal #25-45 – For the property at 37 Hemlock Road, Levittown, PA 19056, tax parcel # 22-047-075. Mike and Jennelle Turner, applicants and property owners, are seeking three 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.D to allow 33.5% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 44% impervious coverage, where a property cannot exceed 30%. The third 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 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

Appeal #25-46 – For the property at 1417 Langhorne Newtown Road, Langhorne, PA 19047, tax parcel # 22-004-012. JMAC Investments, LLC, applicant and property owner, is seeking five variances from the Middletown Township Zoning Ordinance to subdivide the property into 3 lots and to construct three single-family detached dwellings, one on each subdivided lot, at the property. The first variance is from Section 500-603.A to allow a 21,029 square foot lot for Lots 1 and 2 and a 21,030 square foot lot for Lot 3, where a lot must contain a minimum of 22,500 square feet. The second variance is from Section 500-603.B to allow 0 minimum lot width for Lots 2 and 3, where a minimum width of 125 feet is required. The third variance is from Section 500-603.C to allow a maximum density of 2.1 dwelling units per acre, where a maximum density of 1.4 dwelling units per acre is required. The fourth variance is from Section 500-2601.D.(2) to allow the preservation of less than 50% of woodlands in non-environmentally sensitive areas. The fifth variance is from Section 500-2602.B.(1) to allow a minimum building envelope of 4,641 square feet for Lot 1, 2,728 square feet for Lot 2, and 2,364 square feet for Lot 3, where a minimum of 5,000 square feet is required. The property is approximately 63,088 square feet, in the RA-3 Residence Agricultural Zoning District, and nonconforming with two dwelling units on one lot.

Appeal #25-47 – For the property at 12 Wychwood Lane, Langhorne, PA 19047, tax parcel # 22-025-166. David Martin, applicant, and Andrew and Melissa Richar, property owners, are seeking a variance to construct an in-law suite at the property. The variance is from Section 500-602 to allow a multi-family dwelling unit where they are not allowed. The property is approximately 25,474.6 square feet and in the RA-3 Residence Agricultural Zoning District.

Appeal #25-48 – For the property at 2 Tweed Road, Levittown, PA 19056, tax parcel # 22-

048-117. Daulton and Angela Hose, 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 in the front yard, where fences can only be in side and rear yards. The property is approximately 10,000 square feet, a corner lot, 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: July 10, 2025 and July 15, 2025

The Bucks County Courier Times