

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, August 13, 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 #25-50 – For the property at 27 Quail Road, Levittown, PA 19057, tax parcel # 22-065-168. Ralph C. Fey, applicant, and Rick and Gail Danihel, property owners, are seeking four variances from the Middletown Township Zoning Ordinance to construct an addition, a front porch, and a back porch at the property. The first variance is from Section 500-903.D to allow 30.3% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.G to allow a side yard aggregate of 19.9 feet, where 25 feet is required. The third variance is from Section 500-903.H to allow a rear yard setback of 20 feet, where a minimum of 25 feet is required. The fourth variance is from Section 500-903.I to allow 45.1% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,000 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 minimum lot size and 80 foot minimum lot width requirements.

Appeal #25-51 – For the property at 655 Fir Avenue, Langhorne, PA 19067, tax parcel # 22-045-510. John and Lauren Young, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct a second story addition at the property. The variance is from Section 500-1203.B.(2) to allow a 52.53% impervious surface ratio, where a property cannot exceed 40%. The property is approximately 4,350 square feet, in the MR Multi-Residential Zoning District, and a twin dwelling unit.

Appeal #25-52 – For the property at 183 White Swan Way, Langhorne, PA 19047, tax parcel # 22-069-061. Chris Haist, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to place a 96 square foot shed at the property. The variance is from Section 500-2402.A.(2) to allow the shed to be located next to the side of the property's dwelling, where sheds are required to be 10 feet further into a property's rear yard than the rearmost portion of the property's dwelling. The property is approximately 19,166 square feet and in the R-2 Residence Zoning District.

Appeal #25-53 – For the property at 432 Monroe Avenue, Langhorne, PA 19047, tax parcel # 22-045-113. Kevin Martin, 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 15,625 square feet, a corner lot, and in the R-2 Residence Zoning District.

Appeal #25-54 – For the property at 129 Highland Park Drive, Levittown, PA 19056, tax parcel # 22-046-041. Richard and Karla Sooby, applicant and property owner, are seeking two variances from the Middletown Township Zoning Ordinance to locate a 180 square foot shed at the property. The first variance is from Section 500-903.D to allow 21.82% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 33.14% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,192 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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 27, 2025 and August 3, 2025

The Advance of Bucks County