

**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 9, 2020 at 7:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Zoom video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance. **(Please check the Township website [middletownbucks.org](http://middletownbucks.org) for meeting location)**

**Appeal #20-99** – 4369 New Falls, LLC., owner & applicant 4369 New Falls Road, Levittown, PA 19056 is applying for a variance from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-1503.C to allow a 43.3% building coverage where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of approximately 16,553 SF where the ordinance requires a 20,000 SF lot minimum at 4369 New Falls Road, Levittown, PA 19056 in the C-Commercial Residence Zoning District, Tax Parcel # 22-059-027-002.

**Appeal #20-128** – Anthony Thompson, owner & applicant, 168 Trappe Lane, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to install a 7' high privacy fence. The variance is from Section 500-2305.A. which sets the maximum fence height in a residential district at 6 feet. The property is located at 168 Trappe Lane, Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-081-050

**Appeal #20-129** – Brian Puglisi, owner & applicant 287 Kilburn Road., Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add a patio. The variance is from Section 500-903.I to allow a 48.15% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a conforming area of approximately 10,454 SF where the ordinance requires a 10,000 SF lot minimum at 287 Kilburn Road., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-083-079.

**Appeal #20-130** – Tom M. Conners, owner & applicant 93 Upper Orchard Drive., Levittown, PA 19056 is applying for variances from the Middletown Township Zoning Ordinance to add a building addition. The variances are from Section 500-903.D to allow a 26% building coverage area where the ordinance requires a 20% maximum, Section 500-903.G for an aggregate side yard setback of 21.6' where the ordinance requires a 25' aggregate and Section 500-903.I to allow a 32% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a conforming area of approximately 10,156 SF where the ordinance requires a 10,000 SF lot minimum at 93 Upper Orchard Drive, Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-060-005.

**Appeal #20-131**- Edward Tamanini, owner & applicant, 577 Trappe Lane., Langhorne, PA 19047 is applying for variances from the Middletown Township Zoning Ordinance to add a 10x17 shed. The variances are from Section 500-903.D to allow a 22.8% building coverage area where the ordinance requires a 20% maximum Section 500-903.I to allow a 39.3% impervious surface area where the ordinance requires a 30% maximum. The existing lot has an area of approximately 10,763 SF where the ordinance requires a 10,000 SF lot minimum at 577 Trappe Lane, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel #

22-081-152.

Additional details are posted on the Township website at Middletownbucks.org. **The public may participate in the meeting by contacting the Building and Zoning Office at 215-750-3800 ext. 1110 to receive a phone number or link to participate in the meeting, emailing your comments to PJEnnis@middletownbucks.org or by mailing your public comments to Patrick J. Ennis, Director of Building and Zoning, 3 Municipal Way, Langhorne, PA 19047.**

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.

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 Zoning Officer at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

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