

**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 24, 2020 at 3:00 P.M. either in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA or remotely via Go To Meeting video conference, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance.

Appeal #20-92 – Stephen and Stephanie Marriott, owner & applicant, 70 Harrow Road, Levittown, PA 19056 are applying for a variance from the Middletown Township Zoning Ordinance to add a shed and covered patio. The variance is from Section 500-903.I to allow a 42.6% impervious surface area where the ordinance requires a 30% maximum and Section 500-903.D to allow 31.8% building coverage where the ordinance requires 20% maximum. The existing lot has a non-conforming area of 7,000 SF where the ordinance requires a 10,000 SF lot minimum at 70 Harrow Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-051-121.

Appeal #20-93 – Edward and Michele Soley, owner & applicant, 19 Firebush Road, Levittown, PA 19056 are applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Foxglove Road. The property is approximately 14,460 SF and is located at 19 Firebush Road, Levittown, PA 19056 in the R-1 Residence zoning district, tax parcel # 22-050-284.

Appeal #20-94 - William P. Brown, owner & applicant, 672 Parkvale Ave., Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add a building addition. The variance is from Section 500-903.I to allow a 43.1% impervious surface area where the ordinance requires a 30% maximum, Section 500-903.D to allow 25.3% building coverage where the ordinance requires 20% maximum, and Section 500-903.G for a side yard setback of 5.5' and an aggregate of 27.5' where the ordinance requires 10' side yard setback and a 25' aggregate. The existing lot has a non-conforming area of 6,740 SF where the ordinance requires a 10,000 SF lot minimum at 672 Parkvale Ave., Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-017-103.

Appeal #20-95 - Emilio and Tina Claudio, owner & applicant, 78 Dawson Road, Langhorne, PA 19047 are applying for a variance from the Middletown Township Zoning Ordinance to add a garage and driveway addition. The variance is from Section 500-903.I to allow a 37% impervious surface area where the ordinance requires a 30% maximum and Section 500-903.F for a front yard setback of 18' where the ordinance requires 25'. The existing lot has an area of 15,715 SF where the ordinance requires a 10,000 SF lot minimum at 78 Dawson Road, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-076-057.

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. 1100 to receive a phone number 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. 1115 prior to the hearing.

Michael McGuffin, Middletown Township Zoning Hearing Board Chairman

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