

**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 22, 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 #20-102** – Ernest Nocito, owner & applicant, 77 Cobalt Ridge Drive South, Levittown, PA 19057 is 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 Cloister Road. The property is approximately 10,454 SF and is located at 77 Cobalt Ridge Drive South, Levittown, PA 19057 in the R-2 Residence zoning district, tax parcel # 22-061-141

**Appeal #20-103** – Ertan Erden, owner & applicant, 1 Lakespur Road, Levittown, PA 19056 is 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 Lower Orchard Drive. The property is approximately 10,454 SF and is located at 1 Lakespur Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-060-254.

**Appeal #20-104** – Gregory Vingless, owner & applicant 34 Cinnamon Road., Levittown, PA 19057 is applying for a variance from the Middletown Township Zoning Ordinance to add a building addition. The variance is from Section 500-903.D to allow 25.7% building coverage where the ordinance requires 20% maximum, Section 500-903.G for a side yard setback of 4.75’ and an aggregate of 14.5’ where the ordinance requires 10’ side yard setback and a 25’ aggregate and Section 500-903.I to allow a 35.3% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a non-conforming area of 6,970 SF where the ordinance requires a 10,000 SF lot minimum at 34 Cinnamon Road, Levittown, PA 19057 in the R-2 Residence zoning district, tax parcel # 22-062-252.

**Appeal #20-105**- Robert Mika, owner & applicant, 17 Alscot Lane, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add an inground pool and associated concrete patio. The variance is from Section 500-903.I to allow a 39.2% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a conforming area of 10,000 SF at 17 Alscot Lane, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-009-179.

**Appeal #20-106** – Scott & Laura Rush, owner & applicant, 2 Tulip Tree 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 Twin Oak Drive. The property is approximately 10,890 SF and is located at 2 Tulip Tree Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-052-037.

**Appeal #20-107** – Frank Kist, owner & applicant, 263 Wheatsheaf Lane, Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add an inground pool. The variance is from Section 500-603.G for a side yard setback of 10’ and

an aggregate of 22.6' where the ordinance requires 15' side yard setback and a 40' aggregate. The existing lot has a non-conforming area of 8,000 SF where the ordinance requires a 22,500 SF lot minimum and is located at 263 Wheatsheaf Lane, Langhorne, PA 19047 in the RA-3 Residence zoning district, tax parcel # 22-025-108.

**Appeal #20-108** – Janine Kearns, owner & applicant, 602 Claymont Avenue, Langhorne, PA 19047 is applying for three variances from the Middletown Township Zoning Ordinance for a shed. The first variance is from Section 500-903.I for an impervious lot coverage of 45.1%, where the requirement is 30%. The second variance is from Section 500-2402 A.(1) for a shed less than 1 foot from the property where the requirement is 3'. The third variance is from Section 500-2402 A.(2) for a shed less 10 feet farther back from the street line than the rearmost portion of the main building. The existing lot has a conforming area of 10,000 SF and is located at 602 Claymont Avenue, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-045-132.

Additional details are posted on the Township website at [Middletownbucks.org](http://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 or link to participate in the meeting, emailing your comments to [PJEnnis@middletownbucks.org](mailto: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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