

**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, September 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 for meeting location)**

Appeal #20-118 – Josh Secoda, owner & applicant, 111 Longview Ave., Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to install a pool. The variance is from Section 500-2404.A. to allow a pool within the front yard setback of Birch Ave. The property is a non-conforming lot of approximately 12,000 SF where the ordinance requires a 15,000 SF lot minimum, and is located at 111 Longview Ave., Langhorne, PA 19047 in the R-1 Residence Zoning District, tax parcel # 22-036-274

Appeal #20-72C – Milex Properties, LLC, applicant & owner 2310 Big Oak Road, Langhorne, PA 19047 is applying for variances from the Middletown Township Zoning Ordinance to add a pole barn building on an existing impervious surface. The variances are from Section 500-1904 A.(1).[2]. for a side yard setback of 2.9' where the ordinance requires 50' minimum side yard setback, and Section 500-1904 A.(1).[3]. for a rear yard setback of 66.1' where the ordinance requires 75' minimum rear yard setback. The existing lot has a non-conforming area of 55,699 SF where the ordinance requires an 80,000 SF lot minimum at 2310 Big Oak Road, Langhorne, PA 19047 in the M-1 Light Manufacturing zoning district, tax parcel # 22-031-052.001.

Appeal #20-119 – Christos Vasilarakis, applicant & owner 403 Middle Ave., Langhorne, PA 19047 is applying for a variance from the Middletown Township Zoning Ordinance to add concrete patio. The variance is from Section 500-903.I to allow a 43% impervious surface area where the ordinance requires a 30% maximum. The existing lot has a conforming area of 11,660 SF where the ordinance requires a 10,000 SF lot minimum at 403 Middle Ave., Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-044-010.

Appeal #20-120 – Cesar & Vivian Roldan, applicant & owner 2 Hybrid Road, Levittown, PA 19056 are applying for variances from the Middletown Township Zoning Ordinance to add a front porch and gazebo. The variances are from Section 500-903.D for a building coverage of 22.1%, where the requirement is a maximum of 20% , and from Section 500-2304 for a porch projection into the front yard of 8' where the requirement is a maximum of 4'. The existing lot has a conforming area of 10,019 SF where the ordinance requires a 10,000 SF lot minimum at 2 Hybrid Road, Levittown, PA 19056 in the R-2 Residence zoning district, tax parcel # 22-047-035.

Appeal #20-121 – Linal Getchell, applicant & owner 935 Buchanan Drive, Langhorne, PA 19047 is applying for variance from the Middletown Township Zoning Ordinance to add a detached garage to his property. The variance is from Section 500-2402.A.(3) to allow a garage footprint of 960 SF and 6% of the lot area where the ordinance allows 3% of the lot area to a maximum of 500 SF. The structure is also proposed to be 25' in height where the ordinance requires a 14' maximum height. The existing lot has a conforming area of 16,000

SF where the ordinance requires a 10,000 SF lot minimum at 935 Buchanan Drive, Langhorne, PA 19047 in the R-2 Residence zoning district, tax parcel # 22-016-318.

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. 1115 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. 1115 prior to the hearing.

Michael McGuffin, Middletown Township Zoning Hearing Board Chairman

H:_ZHB\Advertisements\9-9-20 ZHB Advertisement - Website.docx