

**Zoning Hearing Board Regular Meeting**  
Wednesday, November 12, 2025 | 7:00 p.m.

**Agenda**

1. Call to Order and Roll Call
2. Continued Case:
  - a. **Appeal 25-26**, Dawn Ferrandino, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to construct an addition at the Property.  
120 Baylis Road, Langhorne, PA  
(33 addresses notified)
3. New Case:
  - a. **Appeal 25-64**, Donald Mattes, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct an addition at the property.  
52 Falcon Road, Levittown, PA  
(28 addresses notified)
  - b. **Appeal 25-65**, Stephen Slemmer, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to place a 480 square foot garage at the property.  
23 Teal Drive, Langhorne, PA  
(19 addresses notified)
  - c. **Appeal 25-66**, George Hyjurick, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to construct an addition at the property.  
25 Lower Orchard Drive, Levittown, PA  
(12 addresses notified)
  - d. **Appeal 25-67**, Justin Davidson, applicant and John Huston, property owner, are seeking three variances from the Middletown Township Zoning Ordinance to construct additions at the property.  
277 Playwicki Street, Langhorne, PA  
(16 addresses notified)

Extension Request:

- a. Appeal 24-54**, Richard Beaumont, applicant and property owner, is seeking an extension from the Middletown Township Zoning Ordinance for the variances granted by way of written decision on November 20, 2024.  
1215 and 1219 Rising Sun Avenue, Langhorne, PA,  
(16 addresses notified)

2. Continued Case:

- a. Appeal 25-61**, Thomas Snyder, applicant and property owner, is seeking six variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the Property.  
Wisteria Avenue, Langhorne, PA  
(19 addresses notified)

4. Adjournment