**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 28, 2022 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following applications for appeals and/or variances from the Middletown Township Zoning Ordinance:

**Appeal #22-48 –** For the property at 24 Quail Road, Levittown, PA 19057, tax parcel #22-065-181. Oliver Baker, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a 256 square foot shed at the property. The first variance is from Section 500-903.D to allow a building coverage of 23.9%, where a property cannot exceed 20% building coverage. The second variance is from Section 500-903.I to allow an impervious coverage of 37.5%, where a property cannot exceed 30% impervious coverage. The property is approximately 7,200 square feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #22-49 -** For the property at 2385 Langhorne Yardley Road, Langhorne, PA 19047, tax parcel #22-031-055-001. BINDASISI LLC, applicant and buyer under an agreement of sale, is requesting special exception approval from the Middletown Township Zoning Ordinance to allow a window cleaning business that includes truck repair and vehicle and materials storage at the property. The special exception request is from Section 500-2907 to allow an existing nonconforming use to be changed to another nonconforming use. The property’s existing nonconforming use is a trucking and hauling business with truck repair and vehicle and materials storage. The property is approximately 4.09 acres and split zoned between the RA-3 Residence Agricultural and R-1 Modified Residence Zoning Districts.

**Appeal #22-50 –** For the property at 57 Towpath Road, Levittown, PA 19056, tax parcel #22-052-292. Sean and Bethanie Glavin, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to locate a fence within the front yard area at the property. The variance is from Section 500-2305.C.(3) to allow a fence within the required front yard setback, where fences are not allowed within the required front yard setback. The property is approximately 9,500 square feet, a corner lot, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

**Appeal #22-51 –** For the property at 2147 Old Lincoln Highway, Langhorne, PA 19047, tax parcel #22-015-001. Don and Lisa Heller, applicants and property owners, are requesting special exception approval from the Middletown Township Zoning Ordinance to allow the construction of a garage addition at the property. The special exception request is from Section 500-2904.B to allow the expansion of a nonconforming use. The construction of the addition is proposed for the property’s single family detached dwelling. The property is approximately 2.8 acres and located in the M-1 Light Manufacturing Zoning District. Single family detached dwellings are not allowed within the M-1 District.

**Appeal #22-52 –** For the property at 70 Curry Hill Road, Levittown, PA 19057, tax parcel #22-062-023. Vijay Patel, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance for the construction of an addition at the property. The first variance is from Section 500-903.D to allow a building coverage of 23.33%, where a property cannot exceed 20% building coverage. The second variance from Section 500-903.H to allow a rear yard setback of 21.46 feet, where 25 feet is required. The third variance is from Section 500-903.I to allow an impervious coverage of 50.7%, where a property cannot exceed 30% impervious coverage. The property is approximately 7,000 square feet, located in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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 Building & Zoning Department at 215-750-3800, ext. 1110 prior to the hearing.

Kevin Strouse, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: September 11, 2022 and September 18, 2022

The Advance of Bucks County